



**TUALATIN CITY COUNCIL
AND
TUALATIN DEVELOPMENT COMMISSION**
Monday, June 23, 2008

City Council Chambers
18880 SW Martinazzi Avenue, Tualatin, Oregon

WORK SESSION begins at ~~5:30~~ **5:00** p.m.

REGULAR MEETING begins at 7:00 p.m.

Mayor Lou Ogden

Council President Ed Truax
Councilor Chris Barhyte
Councilor Monique Beikman

Councilor Bob Boryska
Councilor Jay Harris
Councilor Donna Maddux

WELCOME! By your presence in the City Council Chambers, you are participating in the process of representative government. To encourage that participation, the City Council has specified a time for citizen comments on its agenda – Item C, following Presentations, at which time citizens may address the Council concerning any item not on the agenda, with each speaker limited to three minutes, unless the time limit is extended by the Mayor with the consent of the Council.

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are available for review on the world wide web at www.ci.tualatin.or.us, at the Library located at 8380 SW Nyberg Street, and are also on file in the Office of the City Manager for public inspection. Any person who has any question concerning any agenda item may call Administration at 503.691.3011 to make an inquiry concerning the nature of the item described on the agenda.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact Administration at 503.691.3011 (voice) or 503.692.0574 (TDD). Notification thirty-six (36) hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Council meetings are televised “live” on the day of the meeting on Washington County Cable Access Channel 28. The replay schedule for Council meetings can be found at www.tvctv.org.

Your City government welcomes your interest and hopes you will attend the City of Tualatin City Council meetings often.

- SEE ATTACHED AGENDA -

PROCESS FOR LEGISLATIVE PUBLIC HEARINGS

A “legislative” public hearing is typically held on matters which affect the general welfare of the entire City rather than a specific piece of property.

1. The Mayor opens the public hearing and identifies the subject.
2. A staff member presents the staff report.
3. Public testimony is taken.
4. The Council then asks questions of staff, the applicant or any member of the public who testified.
5. When the Council has finished its questions, the Mayor closes the public hearing.
6. When the public hearing is closed, Council will then deliberate to a decision and a motion will be made to either approve, deny, or “continue” the public hearing.

PROCESS FOR QUASI-JUDICIAL PUBLIC HEARINGS

A “quasi-judicial” public hearing is typically held for annexations, planning district changes, variances, conditional use permits, comprehensive plan changes, and appeals from subdivisions, partitions and architectural review.

1. The Mayor opens the public hearing and identifies the case to be considered.
2. A staff member presents the staff report to the Council.
3. Public testimony is taken:
 - a) In support of the application
 - b) In opposition or neutral
4. The Council then asks questions of staff, the applicant or any member of the public who testified.
5. When the Council has finished its questions, the Mayor closes the public hearing.
6. When the public hearing is closed, Council will then deliberate to a decision and a motion will be made to either approve, approve with conditions or deny the application, or “continue” the public hearing.

TIME LIMITS

The purpose of time limits on public hearing testimony is to provide all interested persons with an adequate opportunity to present and respond to testimony. All persons providing testimony **shall be limited to 10 minutes**, subject to the right of the Mayor to amend or waive the time limits.

EXECUTIVE SESSION INFORMATION

Executive session is a portion of the Council meeting that is closed to the public to allow the Council to discuss certain confidential matters. No decisions are made in Executive Session. The City Council must return to the public session before taking final action.

The City Council may go into Executive Session under the following statutory provisions to consider or discuss: *ORS 192.660(2)(a)* the employment of personnel; *ORS 192.660(2)(b)* the dismissal or discipline of personnel; *ORS 192.660(2)(d)* labor relations; *ORS 192.660(2)(e)* real property transactions; *ORS 192.660(2)(f)* non-public information or records; *ORS 192.660(2)(g)* matters of commerce in which the Council is in competition with other governing bodies; *ORS 192.660(2)(h)* current and pending litigation issues; *ORS 192.660(2)(i)* employee performance; *ORS 192.660(2)(j)* investments; or *ORS 192.660(2)(m)* security issues. **All discussions within this session are confidential.** Therefore, nothing from this meeting may be disclosed by those present. News media representatives are allowed to attend this session (unless it involves labor relations), but shall not disclose any information discussed during this session.



A. CALL TO ORDER

Pledge of Allegiance

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

C. CITIZEN COMMENTS

This section of the agenda allows citizens to address the Council regarding any issue not on the agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

D. CONSENT AGENDA (Item Nos. 1 – 6)

Page #

The Consent Agenda will be enacted with one vote. The Mayor will first ask the staff, the public and the Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under "Items Removed from the Consent Agenda." At that time, any member of the audience may comment on any item pulled from the Consent Agenda. The entire Consent Agenda, with the exception of items removed to be discussed under "Items Removed from the Consent Agenda," is then voted upon by roll call under one motion.

1. Proclamation Proclaiming July 2008 as National Recreation and Park Month..... 5
2. Approval of the Minutes for the Meeting of May 12, 2008 6
3. Resolution No. 4803-08 Approving and Authorizing the Provision of Workers'15
Compensation Insurance Coverage to Volunteers
And Repealing Resolution No. 4693-07
4. Resolution No. 4804-08 Awarding Bid for the SW 108th Street and Storm Drainage22
Improvements – Willow Street to Nelson Street
5. Resolution No. 4805-08 Amending Water Rates Inside the City of Tualatin and25
Rescinding Resolution 4683-07
6. Resolution No. 4806-08 Setting Sewer Rates Inside the City of Tualatin32

E. PUBLIC HEARINGS – Legislative or Other

1. Resolution No. 4807-08 Adopting the City of Tualatin Budget for the Fiscal Year.....35
Commencing July 1, 2008, Making Appropriations,
Levying Ad Valorem Taxes, and Categorizing the Levies

F. PUBLIC HEARINGS – Quasi-Judicial

None.

G. GENERAL BUSINESS (Item Nos. 1 - 2)

1. Resolution No. 4808-08 Calling an Election to Submit a General Obligation Bond45
Authorization to the Voters
2. Ordinance No. ----- Relating to Rental Housing Maintenance Standards;.....297
Establishing a Rental Unit Maintenance Fee; Adding a
New Chapter 6-13, to the Tualatin Municipal Code and
Providing an Effective Date
[CONTINUED to July 14, 2008]

H. ITEMS REMOVED FROM CONSENT AGENDA

Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

I. COMMUNICATIONS FROM COUNCILORS

J. EXECUTIVE SESSION

K. ADJOURNMENT

CITY COUNCIL MEETING SIGN-UP SHEET

PAGE 1 of 2

PLEASE COMPLETE TO GIVE TESTIMONY

DATE: June 23, 2008

PLEASE LIMIT TESTIMONY TO THREE MINUTES

PLEASE PRINT CLEARLY				AGENDA ITEM(S)	PROPONENT (if applicable)	OPPONENT (if applicable)
NAME	ADDRESS	REPRESENTING (if applicable)				
Mare Weinstein	19905 SW Poplarwood Pl Tualatin 97062			Open Mic. Board Measure		
Katie Bailey	8200 Sumner Hwy	old G-2 R		G-2 R G-2 R		
Brent Hamilton	9350 SW Umiat			C		
Erynn Doherty	11081 SW Patwin Ct			Board Measure		
Bill Hawley	9472 SW Hume Ct.	TIPARK		Park Bond		

PAGE 2 of 2

DATE: June 23, 2008

PLEASE LIMIT TESTIMONY TO THREE MINUTES

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PROCLAMATION

PROCLAMATION PROCLAIMING THE MONTH OF JULY 2008 AS *NATIONAL RECREATION AND PARKS MONTH*

WHEREAS parks and recreation programs provide essential benefits to the Tualatin community by creating opportunities for positive social interaction, facilitating lifelong learning, encouraging a healthy lifestyle, teaching life skills, building family unity, increasing community involvement, promoting cultural diversity and providing places for enjoyment; and

WHEREAS everyone can enjoy parks and recreation programs regardless of age, race, color, religion, gender, national origin; and

WHEREAS parks and natural areas provide places for people to experience nature in the city and also provide vital environmental benefits by contributing to air, water, and soil quality and preserving fish and wildlife habitat; and

WHEREAS parks and recreation contribute valuable economic benefits by enhancing the desirability of Tualatin as a location for residential housing, business and industry and also thereby increasing property values; and

WHEREAS thousands of Tualatin residents participate in organized recreation, cultural and senior programs, use park picnic shelters, sports fields and community centers; and

WHEREAS the *July is National Recreation and Parks Month* campaign supports and promotes good mental, physical, and community health through the encouragement of park and recreation activities.

BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON that:

Section 1. All citizens are urged to recognize the importance of our community's parks and recreation facilities and to learn more about how to support the places and programs that provide our community with so many benefits.

Section 2. The citizens of Tualatin support the National Recreation and Park Association in their recognition of the value of recreation and parks by proclaiming the month of July 2008 as Recreation and Parks Month.

INTRODUCED AND ADOPTED this 23rd day of June, 2008.

CITY OF TUALATIN, OREGON

BY _____

Mayor

ATTEST:

BY _____

City Recorder




STAFF REPORT

CITY OF TUALATIN

Approved By Tualatin City Council
Date 6-23-08
Recording Secretary M. Smith

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager 

DATE: June 23, 2008

SUBJECT: APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 12, 2008

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the City Council Meeting of May 12, 2008.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

FINANCIAL IMPLICATIONS:

There are no financial impacts associated with this item.

Attachments: Minutes



City of Tualatin

www.ci.tualatin.or.us

Approved By Tualatin City Council

Date 6-23-08

Recording Secretary M. Smith

TUALATIN CITY COUNCIL WORK SESSION MINUTES OF MAY 12, 2008

PRESENT: Mayor Pro tem Ed Truax; Councilors Chris Barhyte, Monique Beikman, Bob Boryska, and Jay Harris; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Paul Hennon, Community Services Director; Kent Barker, Police Chief; Dan Boss, Operations Director; Don Hudson, Finance Director; Nancy McDonald, Human Resources Director; Eric Underwood, Development Coordinator; Carina Christensen, Assistant to the City Manager; Maureen Smith, Recording Secretary

ABSENT: Mayor Lou Ogden*, Councilor Donna Maddux [* denotes excused]

[Unless otherwise noted, MOTION CARRIED indicates all in favor.]

A. CALL TO ORDER

Mayor Pro tem Truax called the work session to order at 4:30 p.m.

Mayor Pro tem Truax noted an executive session pursuant to ORS 192.660 (2)(e) to discuss real property transactions was held before the work session.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

1. Photo Red Light Enforcement

Police Chief Barker presented information regarding photo red light enforcement. At the September 24, 2007 Council meeting, information was presented on the passage of a new law that allows other cities the use of red light photo programs. Staff consulted with Redflex Traffic Enforcement Inc., and a survey was done at four intersections that have a high number of crashes/injuries.

Wade Bettisworth of Redflex Traffic presented a PowerPoint on the results of a survey done at the various intersections. The survey was conducted over a 12-hour period in December 2007. Statistics on intersections were reviewed, and the highest problematic intersection was at north/southbound Lower Boones Ferry Road at Bridgeport Road, but noted that on any given day that could change.

Chief Barker said a new calculator model is now available and Redflex will be working with the Engineering Division to recalculate the data at other intersections, such as Tualatin-Sherwood Road and Boones Ferry Road. Options contracting with Redflex and cities were discussed, and what kind of investment a city would put into the product. Mr. Bettisworth said Redflex typically uses the BOOM contract model – Build, Own, Operate, and Maintain. An advantage for a city would be no upfront investment. Optional would be that a city pays for equipment upfront and pays a lower fee per paid citation. Mr. Bettisworth said very few of their clients set up with their own equipment. Currently, Redflex operates five of the six active programs in Oregon. Mr. Bettisworth explained how the information is first processed, then reviewed by the Police Department, which will make the final determination to accept or reject a violation.

The surveyed intersections were discussed and the varying degree of data that was gathered. It was asked and answered by Redflex that up to two cameras are installed at an intersection, and is rare that cameras are installed at all four places of an intersection. Chief Barker said the four intersections surveyed are the four intersections with the most crashes.

City Manager Lombos said staff is asking for Council direction on whether to pursue a photo red light program, and summarized:

- 1) Move forward with a contract with Redflex and install a camera at the Bridgeport Road intersection.
- 2) Move forward with analysis of intersections along Tualatin-Sherwood Road.

All Council present were in agreement to move forward with the program, install a camera at Bridgeport Road, continue to look at other intersections and come back to Council with information as it moves forward.

[Mayor Ogden was present for this portion of the meeting by conference phone]

2. *Bond Measure 2008 Update*

Community Services Director Paul Hennon presented information on the proposed bond measure for the November 2008 ballot. Also present were consultants Su Midghall from Davis Hibbitts & Midghall, and Matt Hastie from Cogan Owens Cogan.

Su Midghall gave a PowerPoint presentation explaining the recent survey results. The survey was ten minutes and was a sampling representation of gender and age, reaching all areas of the city. Ms. Midghall reviewed the questions that were asked and said they were rotated as asked to each respondent., and the support that was given for each. Ms. Midghall said from the responses there would be just as much support for the community center with upgrades, as the community center itself. Ms. Midghall said of the surveys she's done, this one is on the highest end of support, 60% on up would have a viable chance of passing a measure.

Options and financial packages were reviewed by the Council varying from \$52 million to \$55 million. After considerable discussion Council was in unanimous consent by all present (*including Mayor Ogden by conference phone*) to go with a \$54 million package. Also discussed was the maintenance fee costs, how the fee would be collected, and the need to address the maintenance fee level, either with a fee or an operating measure.

Council discussed the possibility of doing another survey, and Ms. Midghall recommended not spending additional funds for a full survey. She said the best way to get a gauge of how voters are going to support a particular measure is the language itself. To see where the voting public is with the issue could be done fairly quickly with a three-minute questionnaire. Discussion followed about gauging a community center aspect with upgrades, along with maintenance fees, and whether to have a short survey, and how to approach the results.

Staff will return to Council with more information about maintenance fee costs.

The work session recessed at 6:37 p.m. and reconvened at 6:38 p.m.

3. FY 08/09 Budget and Priorities Discussion

City Manager Lombos said staff has been working on the FY 08/09 budget to present to the Budget Committee on May 27, 2008. There are a number of items that have not been included in the budget. Staff is looking for feedback from Council on what would be their priorities. A list of one-time and add package items, including the approximate cost and staff's attempt at prioritizing into high/medium/low categories were reviewed. Expanding municipal court and moving and leasing some office space was also briefly discussed.

Due to time constraints the discussion will continue after the end of the regular Council meeting.

Discussion was postponed at 6:46 p.m. to continue after the regular Council meeting.

The work session reconvened at 8:00 p.m.

3. FY 08/09 Budget & Priorities Discussion – continued

City Manager Lombos continued the discussed from earlier in the evening. The ultimate goal is to get Council's priorities to fit in as much of the items and one-time adds as possible.

Council discussed various items on the list, ranging from replacing aging shop/service trucks, replacement carpet in various facilities/buildings, to programs/studies such as the Southwest Concept Plan, "Tualatin Tomorrow", urban/rural reserves, Library strategy plan study, dog park, and train noise mitigation.

Council reviewed and prioritized the various one-time and add packages items. It was noted the "dog park" would likely be part of the proposed bond measure, if it passes. Also discussed was allocating funds towards train horn mitigation, and fit in the remaining amount to as many of the other items as possible.

C. CITIZEN COMMENTS

N/A

D. CONSENT AGENDA

There were no comments or questions by the Council on the Consent Agenda.

E. PUBLIC HEARINGS – Legislative or Other

N/A

F. PUBLIC HEARINGS – Quasi-Judicial

N/A

[Mayor Ogden was present for this portion of the meeting by conference phone]

G. GENERAL BUSINESS

1. Ordinance No. 1260-08 Creating Architectural Review Standards for Detached Single-Family Dwellings; Amending TDC 31.063, 31.071, 33.010, 40.140, 41-130, 73.040, 73.170, 73.180, and 73.190 (PTA-06-05)

MOTION by Councilor Boryska, SECONDED by Councilor Harris for first reading by title only. MOTION by Councilor Boryska, SECONDED by Councilor Barhyte for second reading by title only. MOTION CARRIED. The poll was unanimous. *[Maddux absent.]* MOTION by Councilor Boryska, SECONDED by Councilor Barhyte to place adoption of the Ordinance on the Consent Agenda. MOTION CARRIED.

H. ITEMS REMOVED FROM CONSENT AGENDA

N/A

I. COMMUNICATIONS FROM COUNCILORS

None.

J. EXECUTIVE SESSION

It was noted by Mayor Pro tem Truax that an executive session pursuant to ORS 192.660 (2)(e) to discuss real property transactions was held before the start of the work session.

K. ADJOURNMENT

The work session adjourned at 9:11 p.m.

Sherilyn Lombos, City Manager

Recording Secretary





15020 North 74th Street
Scottsdale, Arizona 85260

Intersection Analysis Video Survey Report

Tualatin, OR
December 17-18, 2007

City of Tualatin – Vehicle Crashes/Injuries

<u>Intersection</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007*</u>
Nyberg St. & Interstate-5 (2)	26/11	22/6	35/7	18/0
T-S Road & Boones Ferry	8/1	6/1	18/2	12/2
T-S Road & Martinazzi	10/1	9/1	12/3	9/0
Boones Ferry Bridgeport	2/4	6/1	10/0	10/4

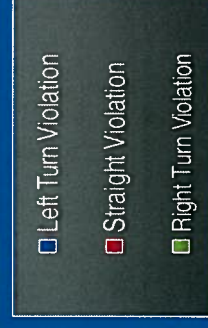
Boones Ferry Rd & Sherwood Rd Northbound



Location:	Boones Ferry Rd & Sherwood Rd
Approach:	Northbound
Date of Survey:	December 17, 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	9



Time of Day	Left Turn	Thru	Right Turn	Total
6 AM - 10 AM	0	0	2	2
10 AM - 2 PM	0	1	0	1
2 PM - 6 PM	3	2	1	6
TOTAL	3	3	3	9

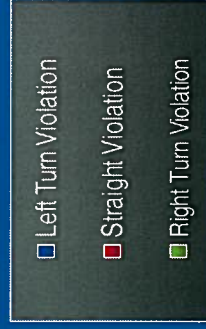


Boones Ferry Rd & Sherwood Rd Southbound

Location:	Boones Ferry Rd & Sherwood Rd
Approach:	Southbound
Date of Survey:	December 17 th , 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	3



Time of Day	Left Turn	Thru	Right Turn	Total
6 AM – 10 AM	0	0	0	0
10 AM – 2 PM	0	0	0	0
2 PM – 6 PM	3	0	0	3
TOTAL	3	0	0	3



Boones Ferry Rd & Sherwood Rd Eastbound

Location:	Boones Ferry Rd & Sherwood Rd
Approach:	Eastbound
Date of Survey:	December 17 th , 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	9

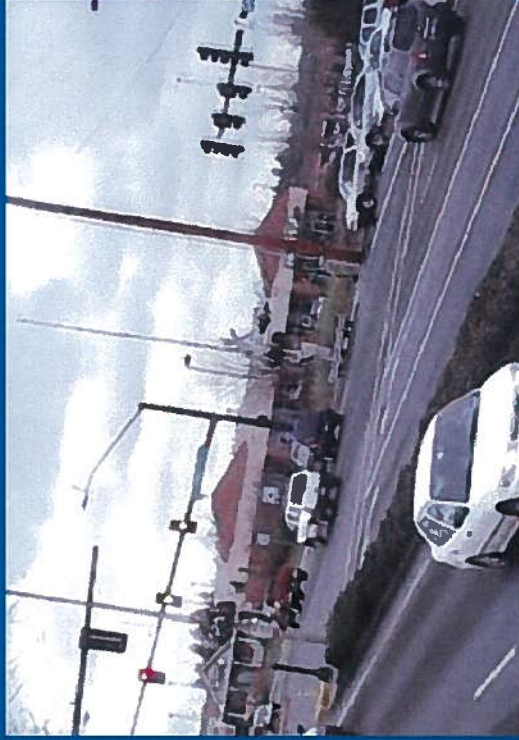


Time of Day	Left Turn	Thru	Right Turn	Total
6 AM – 10 AM	2	3	1	6
10 AM – 2 PM	0	3	0	3
2 PM – 6 PM	0	0	0	0
TOTAL	2	6	1	9

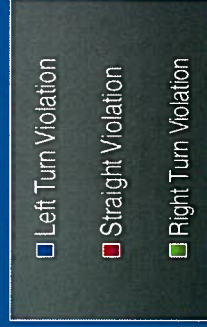


Boones Ferry Rd & Sherwood Rd Westbound

Location:	Boones Ferry Rd & Sherwood Rd
Approach:	Westbound
Date of Survey:	December 17 th , 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	7



Time of Day	Left Turn	Thru	Right Turn	Total
6 AM - 10 AM	2	0	0	2
10 AM - 2 PM	0	1	0	1
2 PM - 6 PM	0	4	0	4
TOTAL	2	5	0	7



Martinazzi Ave & Sherwood Rd Northbound



Location:	Martinazzi Ave & Sherwood Rd
Approach:	Northbound
Date of Survey:	December 17 th , 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	1



Time of Day	Left Turn	Thru	Right Turn	Total
6 AM – 10 AM	0	0	1	1
10 AM – 2 PM	0	0	0	0
2 PM – 6 PM	0	0	0	0
TOTAL	0	0	1	1

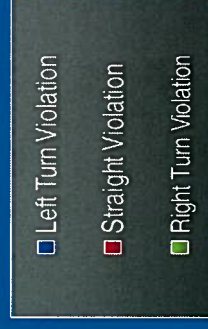


Martinazzi Ave & Sherwood Rd Southbound

Location:	Martinazzi Ave & Sherwood Rd
Approach:	Southbound
Date of Survey:	December 17 th , 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	3



Time of Day	Left Turn	Thru	Right Turn	Total
6 AM – 10 AM	0	0	0	0
10 AM – 2 PM	0	0	0	0
2 PM – 6 PM	2	1	0	3
TOTAL	2	1	0	3



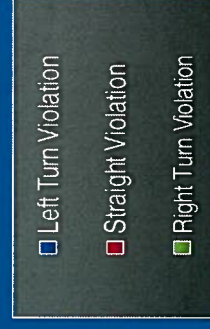
Martinazzi Ave & Sherwood Rd Eastbound



Location:	Martinazzi Ave & Sherwood Rd
Approach:	Eastbound
Date of Survey:	December 17 th , 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	1



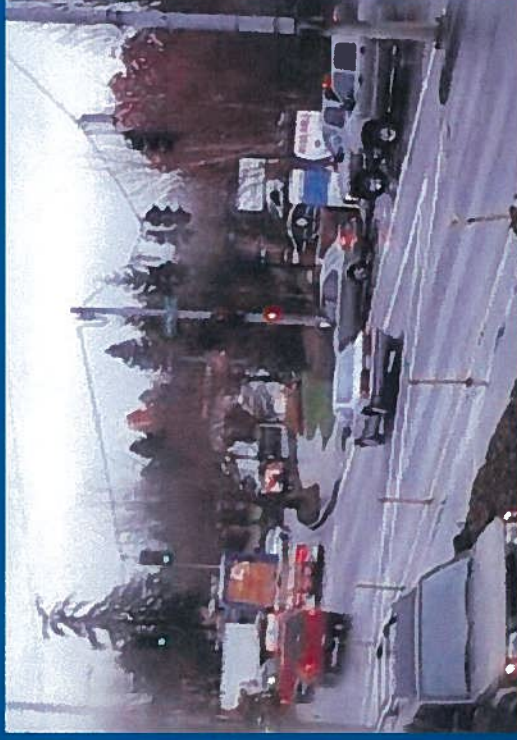
Time of Day	Left Turn	Thru	Right Turn	Total
6 AM – 10 AM	0	0	0	0
10 AM – 2 PM	0	0	0	0
2 PM – 6 PM	0	1	0	1
TOTAL	0	1	0	1



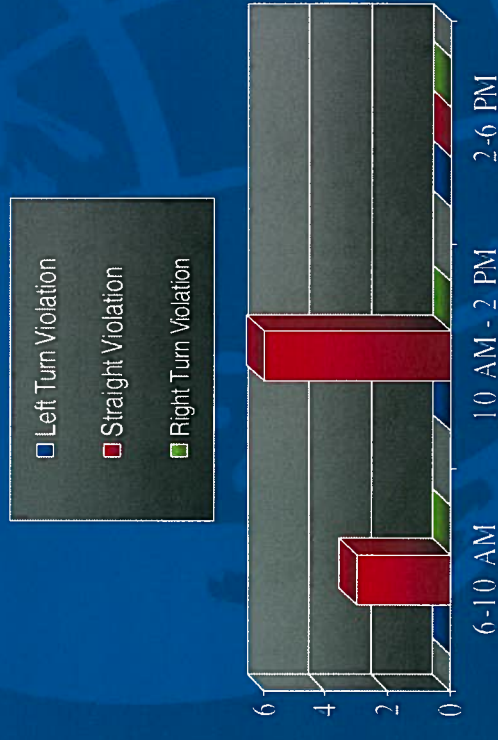
Martinazzi Ave & Sherwood Rd Westbound



Location:	Martinazzi Ave & Sherwood Rd
Approach:	Westbound
Date of Survey:	December 17 th , 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	9



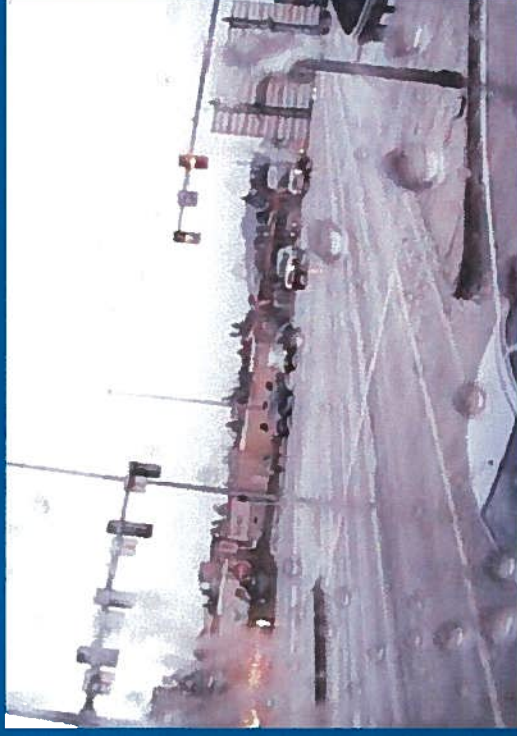
Time of Day	Left Turn	Thru	Right Turn	Total
6 AM – 10 AM	0	3	0	3
10 AM – 2 PM	0	6	0	6
2 PM – 6 PM	0	0	0	0
TOTAL	0	9	0	9



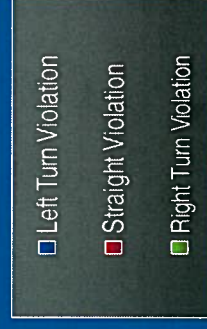
Nyberg Rd & I - 5 Eastbound



Location:	Nyberg Rd & I - 5
Approach:	Eastbound
Date of Survey:	December 18 th , 2007
Run Time:	11Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	Northbound, Southbound and Westbound Not Surveyed due the following: •Bridge •No poles/tree to place camera
Total Violations:	11



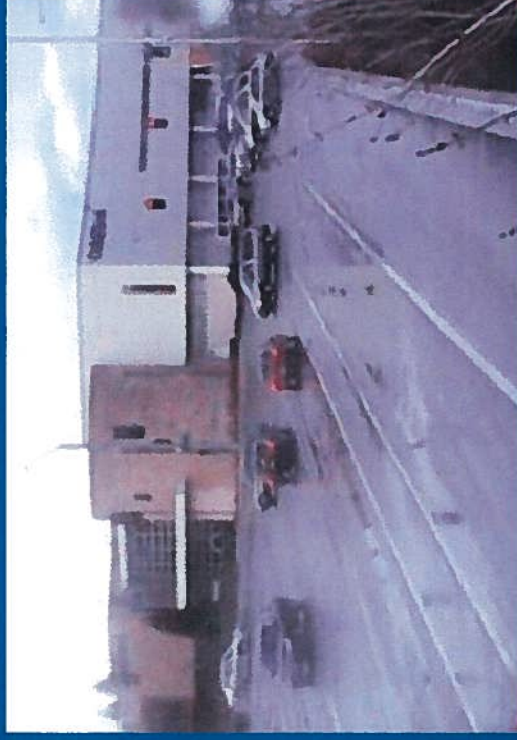
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11:30 AM - 5 PM	0	5	0	5
TOTAL	0	11	0	11



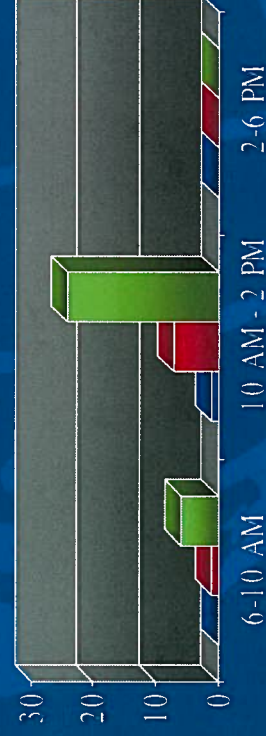
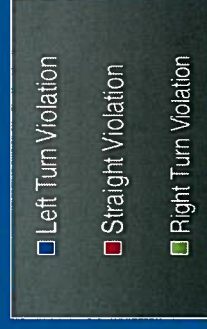
Lower Boones Ferry Rd & Bridgeport Rd

Northbound

Location:	Lower Boones Ferry Rd & Bridgeport Rd
Approach:	Northbound
Date of Survey:	December 18th, 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	39



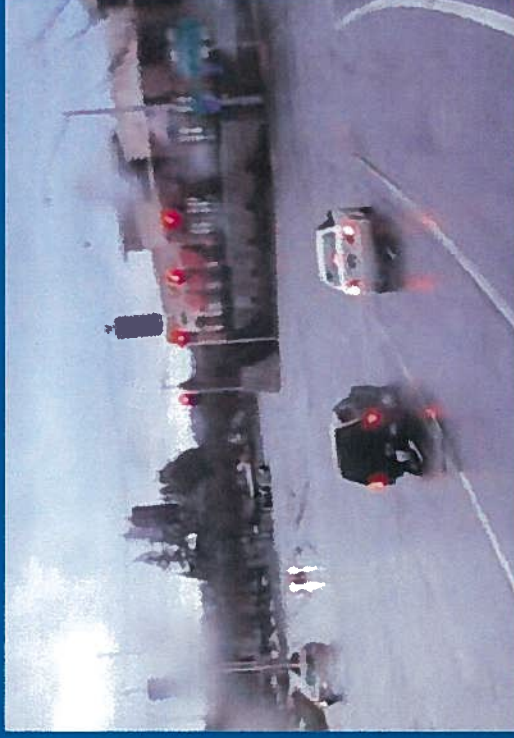
Time of Day	Left Turn	Thru	Right Turn	Total
6 AM – 10 AM	0	1	6	7
10 AM – 2 PM	1	7	24	32
2 PM – 6 PM	0	0	0	0
TOTAL	1	8	30	39



Lower Boones Ferry Rd & Bridgeport Rd

Southbound

Location:	Lower Boones Ferry Rd & Bridgeport Rd
Approach:	Southbound
Date of Survey:	December 18 th , 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	16



Time of Day	Left Turn	Thru	Right Turn	Total
6 AM - 10 AM	2	1	0	3
10 AM - 2 PM	3	0	0	3
2 PM - 6 PM	10	0	0	10
TOTAL	15	1	0	16

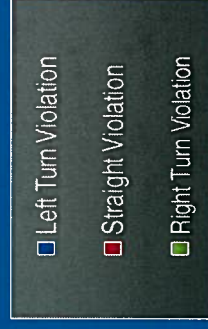


Lower Boones Ferry Rd & Bridgeport Rd Eastbound

Location:	Lower Boones Ferry Rd & Bridgeport Rd
Approach:	Eastbound
Date of Survey:	December 18 th , 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	1



Time of Day	Left Turn	Thru	Right Turn	Total
6 AM – 10 AM	0	0	0	0
10 AM – 2 PM	0	0	0	0
2 PM – 6 PM	0	1	0	1
TOTAL	0	1	0	1



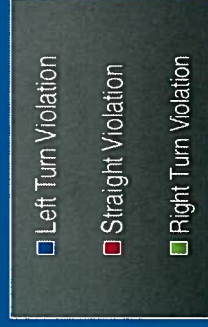
Lower Boones Ferry Rd & Bridgeport Rd Westbound



Location:	Lower Boones Ferry Rd & Bridgeport Rd
Approach:	Westbound
Date of Survey:	December 18 th , 2007
Run Time:	12 Hours
Installed By:	Karola Filkins
Reviewed By:	Scottsdale Office
Notes:	
Total Violations:	3



Time of Day	Left Turn	Thru	Right Turn	Total
6 AM – 10 AM	0	0	0	0
10 AM – 2 PM	0	0	0	0
2 PM – 6 PM	2	1	0	3
TOTAL	2	1	0	3



12-Hour Survey Results

Lower Boones Ferry Road at Bridgeport Road

- Northbound – 39 Violations (30 right turn)
- Southbound – 16 Violations (15 left-hand turn)

Calculator Model

In addition to completing a 12-Hour video survey, Redflex will use information provided by the City as another predictor of the propensity of red light running at selected intersections.

Calculator Model

Type of Signal: Actuated or Timed

- Average Daily Traffic Volume
- Speed Limit
- Signal Head Back Plates Utilized
- 85th Percentile speed (mph)
- Clearance Path in Feet
- Number of Through Lanes
- Average Yellow Duration (seconds)
- Average Cycle Length (seconds)
- Average Green Duration (seconds)
- Distance from Sensor to Approach

Funding Options

Typically Use BOOM Contract Model

- Build
- Own
- Operate
- Maintain

ADVANTAGES:

- NO Upfront Investment on Part of City
- Per Paid Citation Pricing Model
- Cost Neutrality Guaranteed
- City only Pays in Event that Violator Pays

OPTIONAL:

- City pays for equipment upfront and pays lower Fee per Paid Citation

Next Steps

Contracting Options Available to City

- Oregon Cooperative Purchasing Program
 - * Redflex operates 5 of 6 RLC programs active in the State of Oregon
 - * Several City's have recently done "Due Diligence"
 - * Albany Contract – Cooperative Purchasing (Piggy-Back) Clause
- RFP - Request For Proposals
- Bidding Process

Questions?





City of Tualatin

www.ci.tualatin.or.us

Approved By Tualatin City Council
Date 6-23-08
Recording Secretary M. Smith

TUALATIN CITY COUNCIL MINUTES OF MAY 12, 2008

PRESENT: Mayor Pro tem Ed Truax; Councilors Chris Barhyte, Monique Beikman, Bob Boryska, and Jay Harris; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Doug Rux, Community Development Director; Mike McKillip, City Engineer; Paul Hennon, Community Services Director; Carina Christensen, Assistant to the City Manager; and Maureen Smith, Recording Secretary

ABSENT: Mayor Lou Ogden*, Councilor Donna Maddux* [** denotes excused*]

Mayor Pro tem Truax called the meeting to order at 7:01 p.m.

[Unless otherwise noted, MOTION CARRIED indicates all in favor.]

A. CALL TO ORDER

Councilor Beikman led the Pledge of Allegiance.

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

1. Tualatin Youth Advisory Council Update

Representatives from the Tualatin Youth Advisory Council (YAC) were present and gave a short PowerPoint presentation on various events and changes in the YAC in the coming school year.

Mayor Pro Tem Truax commented on the good job the YAC members are doing representing youth and Council is looking forward to more great things with the YAC in the coming year.

2. Tualatin Science and Technology Scholarship Awards Presentation

Councilor Beikman said as a member of the Science and Technology Scholarship Committee, it was her pleasure and honor to present this year's scholarship winners. It is the 18th year that scholarships have been awarded, and there are four \$1,250 scholarships. The four students were present to accept their scholarship.

3. Proclamation Designating May 18 – 24, 2008 Emergency Medical Services Week

Councilor Boryska read the proclamation. MetroWest representative Casey Walker was present and presented a plaque to the City of Tualatin. He noted that MetroWest has been providing service in the community for 50 years. It is important to the many teams of EMS workers and they are honored that the Tualatin community has entrusted MetroWest with their services.

4. Proclamation Proclaiming May 12 – 16, 2008 National Police Week

Councilor Barhyte read the proclamation proclaiming May 12 – 16, 2008 National Police Week.

5. *Proclamation Proclaiming May 18 – 24, 2008 Public Works Week*
Councilor Harris read the proclamation proclaiming May 18 – 24, 2008 as Public Works Week.

C. CITIZEN COMMENTS

Mayor Pro tem Truax acknowledged members of the audience that were present regarding the proposed location of an Oxford Recovery House on Seminole Trail, and explained that staff is currently working on this matter and Council will be holding a special meeting on May 28, 2008 at the Tualatin Police Facility.

Jim Bailey, 8700 SW Seminole Trail, Tualatin, OR, said he appreciates the work the City Council does and that Council has been fair in listening to neighbors concerns. He noted they now have a neighborhood organization and will be working with Council on the upcoming meeting. He further commented neighbors felt they were not always heard, and believes staff is looking to have neighbors "go away". Mr. Bailey said the issue for Council to focus on is density, parking problems, garbage pickup, safety, and mail delivery. He is the closest neighbor and would not have a problem with the Oxford House if there is a limit of four people and two cars. Mr. Bailey said clearly there is a problem of livability. He asked Council if not tonight, than at the upcoming meeting on May 28, 2008, to take a vote supporting the Tualatin Planning Advisory Committee's (TPAC) recommendation. Mr. Bailey also asked that until the process is done the owner is not able to move people in, and to keep the neighbor informed.

Katie Bailey, 8700 SW Seminole Trail, Tualatin, OR, expressed her disappointment since the last time she came before Council, as she believes the neighbors are not being kept in the loop, referring to an April 28, 2008 staff memorandum. Ms. Bailey distributed copies of information to the Council. Ms. Bailey said she believes there is a problem and continues to be a problem, and expressed concern about 11 people living in a house that was designed for less. She appreciated all the efforts that have been done to date, but urged the Council to do more and enforce the laws the City already has. Ms. Bailey also mentioned the property owner's disregard for obtaining the proper permits for remodeling. Ms. Bailey said in spite of everything they intend to be good neighbors with whoever moves in there, and she believes that people deserve second chances. She mentioned Portland's housing laws and their enforcement of this type of issue, and suggestions to include in the City's new rental housing ordinance that are not about discrimination, but safety. She thanked the Council for their efforts and for holding a special work session on the issue.

Cindy Green, lives behind the proposed Oxford House on Seminole Trail, said the people in the house will need to use public transportation and be able to get to a job. She said something of this type would be better located on an arterial street. The transit system has limited hours and if people can't take public transportation will need family or friends to help them. She asked that Council support TPAC's recommendation.

Eric Bailey, grew up in Tualatin, and is here on behalf of his parents, who live on SW Seminole Trail. He believes the City is dismissing legitimate concerns of neighbors, and reiterated concerns about health and livability issues. Mr. Bailey said the Tualatin Development Code (TDC) was not meant to pertain to this type of use, and this type of development is clearly meant to be located on an arterial street. He strongly urged that Council support TPAC's recommendation, and adopt a new code limiting the number of unrelated adults in a household, as done in other cities.

Mayor Pro tem Truax explained there will be special meeting on May 28, 2008, 6:30 p.m., at the Tualatin Policy Facility; not to be confused with the regular *City Council* meeting on Tuesday, May 27, 2008. Mayor Pro tem Truax said Council is focused on reviewing the entire issue to enable further information be provided at the special meeting on May 28, 2008. Mayor Pro tem Truax said he hoped all neighbors were being "treated fairly" by City staff, in response to a concern expressed by Mr. Jim Bailey.

D. CONSENT CALENDAR

Item G-1 was placed on the Consent Agenda at work session by the City Council. MOTION by Councilor Harris, SECONDED by Councilor Boryska to adopt the Consent Agenda as amended and read:

1. Resolution No. 4785-08 Authorizing Acceptance of a Sewer Line Easement at 9685 SW Killarney Lane in Association with the SW Killarney Lane Sewer and Water Project
 2. Resolution No. 4786-08 Allowing Willowbrook Arts Program Special Event Parking on SW Nyberg Lane During Summer 2008
 3. Resolution No. 4787-08 Awarding Bid for Aquifer Storage and Recovery Pump House Improvements
- Ordinance No. 1260-08 Creating Architectural Review Standards for Detached Single-Family Dwellings; Amending TDC 31.063, 31.071, 33.010, 40.140, 41-130, 73.040, 73.170, 73.180, and 73.190 (PTA-06-05)

MOTION CARRIED.

E. PUBLIC HEARINGS – *Legislative or Other*
None.

F. PUBLIC HEARINGS – *Quasi-Judicial*

1. Annexation of Property at 8930 SW Norwood Road (2S1 35D 107) (ANN-08-01)

Mayor Pro tem Truax read language required by legislation before a comprehensive plan or land-use regulation [ORS 197.763(5) and (6)] and opened the public hearing. No bias or ex parte contact noted.

Assistant Planner Colin Cortes presented the staff report and entered the entire staff report into the record. The annexation is one of three related applications. The property is owned by the City and the applicant is the Engineering & Building Department. The property needs to be annexed to enable upgrade of the pump station and reservoir. It meets all criteria as stated in the staff report. The property will be removed from the Washington County Enhanced Sheriff Patrol District and Urban Road Maintenance District, and upon annexation the property must be annexed to Clean Water Services. The property is located at 8930 SW Norwood Road. A plan map amendment (PMA) will come before the Council on May 27, 2008, and also a conditional use permit (CUP) for the pump station itself.

PROPOSERS – None.

OPPOSERS – None.

COUNCIL DISCUSSION – None.

Mayor Pro tem Truax closed the public hearing.

COUNCIL DELIBERATIONS

MOTION by Councilor Barhyte, SECONDED by Councilor Boryska to adopt the staff report and direct staff to prepare an ordinance granting ANN-08-01 with an endorsement of annexation to the Clean Water Services District. **MOTION CARRIED.**

G. GENERAL BUSINESS

Item G-1 was placed on the Consent Agenda at work session.

H. ITEMS REMOVED FROM CONSENT AGENDA

None.

I. EXECUTIVE SESSION

An executive session pursuant to ORS 192.660(2)(e) to discuss real property transactions was held at the beginning of the work session.

J. COMMUNICATIONS FROM COUNCILORS

None.

K. ADJOURNMENT

MOTION by Councilor Harris, SECONDED by Councilor Boryska to adjourn the meeting at 7:55 p.m. **MOTION CARRIED.**

Sherilyn Lombos, City Manager

Recording Secretary

A handwritten signature in blue ink, appearing to read "Maureen Smith", is written over a horizontal line.



Approved By Tualatin City Council
Date 6-23-08
Recording Secretary MS

STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Nancy McDonald, Human Resources Director *NM*

DATE: June 23, 2008

SUBJECT: RESOLUTION APPROVING AND AUTHORIZING THE
PROVISION OF WORKERS' COMPENSATION INSURANCE
COVERAGE TO VOLUNTEERS AND REPEALING RESOLUTION
NO. 4693-07

ISSUE BEFORE THE COUNCIL:

The City of Tualatin will provide for workers' compensation insurance coverage to classes of volunteer workers for policy year 2008-09.

RECOMMENDATION:

Staff recommends the City Council adopt the attached resolution approving and authorizing the provision of workers' compensation insurance coverage to volunteers of the City of Tualatin and repeal Resolution No. 4693-07.

EXECUTIVE SUMMARY:

The City Council wishes to protect its volunteers from injuries arising out of, or in the scope of, their service to the City. The City elects, pursuant to ORS 656.031 to provide workers' compensation insurance coverage to volunteers listed on the attached Volunteer Election form.

Attachments:

- A. Resolution
- B. Volunteer Election form

RESOLUTION NO. 4803-08

RESOLUTION APPROVING AND AUTHORIZING THE PROVISION
OF WORKERS' COMPENSATION INSURANCE COVERAGE TO
VOLUNTEERS OF THE CITY OF TUALATIN AND REPEALING
RESOLUTION NO. 4693-07

WHEREAS the City of Tualatin elects the following:

WHEREAS pursuant to ORS 656.031, workers' compensation coverage will be provided to the classes of volunteer workers listed on the attached Volunteer Election form; and

WHEREAS an assumed monthly wage of \$800 per month will be used for public safety volunteers; and

WHEREAS non-public safety volunteers will keep track of their hours and have their assumed payroll reported in the correct class code for the type of work being performed using Oregon minimum wage; and

WHEREAS court-mandated community service workers/inmates on work release may be covered for workers' compensation benefits by the sentencing court. Coverage will be determined prior to work inception and stipulated to in writing between the City of Tualatin and the respective sentencing court. Court-mandated volunteers will keep track of their hours and have their assumed payroll reported in Class Code 7720V using Oregon minimum wage; and

WHEREAS a roster of active volunteers will be provided to City/County Insurance Services (CIS) for their use during year-end audit; and

WHEREAS unanticipated volunteer projects or exposure not addressed herein will be added onto the City of Tualatin's coverage agreement (1) by endorsement, (2) with advance notice to CIS, and (3) allowing two weeks for processing. It is hereby acknowledged that coverage of this type cannot be backdated.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The City of Tualatin provide for workers' compensation insurance coverage as indicated above for Policy Year 2008-2009.

Section 2. This resolution repeals Resolution No. 4693-07, dated June 25, 2007.

INTRODUCED AND ADOPTED this 23rd day of June, 2008.

CITY OF TUALATIN, OREGON

BY _____

Mayor

ATTEST:

BY _____

City Recorder

APPROVED AS TO LEGAL FORM

Brenda L. Brader

CITY ATTORNEY

VOLUNTEER ELECTION FORM

Entity Name: City of TualatinCoverage Year: 7/1/2008

CIS= ability to provide workers= compensation coverage for volunteers is directly related to each entity=s ability to keep verifiable records of the names and hours worked by participants. Claims adjusters will verify coverage at the time a claim is filed.

(A) Public Safety Volunteers (Code 8411, 8411F, 8411FC)

Column (1) - Using last year=s rosters, estimate the number of volunteer months for each position and enter the total on the appropriate line in Column (1). Some volunteers are not active every month, i.e., one volunteer firefighter may be active five months out of the year, two volunteer firefighters may be active 12 months out of the year, and five volunteer firefighters may be active only one month out of the year. Thus, the number of volunteer firefighter months would be 34 (1 x 5 + 2 x 12 + 5 x 1).

Column (2) - Refer to your Volunteer Resolution before filling out the amounts in Column No. 2 below. Use an assumed monthly wage of no less than \$800 per volunteer per month (regardless if one day or 30 are worked) for contribution payment and calculation of benefits. This assumed monthly wage may be increased at the entity=s discretion in increments of \$100.

Multiply (1) x (2) = Estimated Assumed Payroll				
Volunteer Category	Class Code	(1) Est. No. of Volunteer Months*	(2) Assumed Monthly Wage	(1) x (2) = (3) 2008-09 Estimated Assumed Payroll
Ambulance Driver	8411			
Ambulance Technician	8411			
Crime Prevention Unit	8411			
Sheriff	8411			
Emergency Med Technician	8411			
Explorer Scout	8411			
Fire Chief/Asst. Fire Chief	8411FC			
Firefighter	8411F			
Police Officer	8411			
Police Reserve	8411	12	800	\$9600.
Probation Officer	8411			
Search and Rescue	8411			
Sheriff=s Posse	8411			
CERT/Quick Response	8411			
Other (please specify)	8411			

(B) Public officials on unpaid boards, commissions, and councils (Code 8742V)

CIS has designated Class Code **8742V** for this type of exposure, **if functions performed are strictly administrative, clerical, no manual labor, reimbursed for expenses only and receive no remuneration.** If you wish to provide workers= compensation benefits, you may do so using an aggregate \$2,500 assumed annual payroll amount **for each Board, Commission, and Council** you elect to cover, regardless of how many officials are on each Board, Commissions or Council.

Type (City Council or Planning Commission or Budget Committee, etc.) If additional space is needed, please attach another sheet.		Estimated Assumed Payroll (\$2,500 each)
Budget	Anch. Rev. Board	X 8
Planning	Urban Renewal	
Parks		
Zoning		
Arts		
Core Area Parking District		
TOTAL:		\$ 20,000

(C) Public officials performing manual labor (Code 8742V)

CIS has designated Class Code **8742V** for this type of exposure as well. Coverage for this exposure is available based on an assumed monthly wage of \$800 per month per public official.

Multiply (1) x (2) = Estimated Assumed Payroll			
Position (Mayor, etc.) If additional space is needed, please attach another sheet.	(1) No. of Months per year	(2) Assumed Monthly Wage (\$800)	(3) 2008-09 Estimated Assumed Payroll
Mayor & 6 Councilors	12	800	\$67,200
TOTAL:			\$67,200

(D) Court-Mandated Community Service Workers/Inmates (Code 7720V)

If your entity uses workers from the correctional system (i.e., community service workers, inmates on work release, peer review crews, etc.), it is important to clarify in writing who will provide workers= compensation coverage for these workers prior to work inception. CIS recommends you obtain a Certificate of Coverage for Workers= Compensation from the sentencing court or make arrangements to provide coverage through your own entity. If you are responsible for providing the workers= compensation coverage, be sure to keep monthly time records for these workers and report them **using Oregon minimum wage (\$7.95 per hour effective 1/1/2008)**. CIS has designated Class Code 7720V for this type of exposure.

(E) All other volunteers (Codes – see below)

Assumed payroll for all other volunteer elections should be computed at **Oregon minimum hourly wage (\$7.95 effective 1/1/2008)** times actual hours worked and reported in the appropriate NCCI classification code with a suffix "V". Unanticipated volunteer projects or exposure can be added throughout the coverage year (1) by endorsement, (2) with advance notice to CIS, and (3) allowing two weeks for processing. Coverage of this type cannot be backdated.

Multiply (1) x (2) x (3) x (4) = Estimated Assumed Payroll						
Volunteer Category	NCCI Code	(1) Est. No. of Volunteers per month	(2) No. of Hours per month	(3) No. of Months per year	(4) Oregon Minimum Wage (\$7.95)	(5) 2008-09 Estimated Assumed Payroll
Building Maintenance	9015V					
Clerical	8810V					
Community Center	9102V	30	24	1	7.95	\$5,724
Court-Mandated Community Service Workers	7720V	3	32	6	7.95	\$4,579
Emergency Call Center	8810V					
Garbage/Refuse	9403V					
Interpreters	8810V					
Janitorial	9015V					
Library	8810V	12	60	12	7.95	\$68,688
Lifeguards (pools)	9015V					
Lifeguards (beaches & rivers)	9102V					
Meal Site Volunteers	9079V	24	40	12	7.95	\$9,584
Parks & Drivers	9102V	25	40	9	7.95	\$7,550
Public Health (please call CIS for proper class code)						

[illegible]



STAFF REPORT

CITY OF TUALATIN

Approved By Tualatin City Council
Date 6-23-08
Recording Secretary M. Smith

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *[Signature]*

FROM: Michael A. McKillip, City Engineer *MAK*
Kaaren Hofmann, Civil Engineer *KH/OK*

DATE: June 23, 2008

SUBJECT: RESOLUTION AWARDING BID FOR THE SW 108TH AVENUE STREET AND STORM DRAINAGE IMPROVEMENTS WILLOW STREET TO NELSON STREET

ISSUE BEFORE THE COUNCIL:

Awarding the SW 108th Avenue Street and Storm Drainage Improvements project to Eagle-Elsner Excavation.

RECOMMENDATION:

Staff recommends that Council adopt the attached resolution awarding the SW 108th Avenue Street and Storm Drainage Improvements project and authorizing the Mayor to execute a contract with Eagle-Elsner Excavation, Inc. in the amount of \$591,000.00.

EXECUTIVE SUMMARY:

- The budget contains a project to construct street and storm drainage improvements on SW 108th Avenue from SW Willow Street to SW Nelson Street.
- The Invitation to Bid was published in the Daily Journal of Commerce on May 28, and June 4, 2008.
- The bids for this project were opened on Wednesday, June 11, 2008 at 11:00 a.m.; eight bidders responded as follows:

Eagle-Elsner	\$ 591,000.00
Coffman Excavation, Inc.	\$ 600,265.50
Emery & Sons	\$ 635,497.80
Parker Northwest Paving, Inc.	\$ 651,307.44
Northwest Earthmovers	\$ 655,306.27
Canby Excavating	\$ 670,728.40
Camrock Excavation	\$ 686,651.07
Kerr Contractors, Inc.	\$ 698,470.05

- The Engineer's Estimate for the work was \$ 626,691.00.
- The lowest responsible bidder is Eagle-Elsner Excavation, Inc. at \$591,000.00.
- After the award of bid, the work should begin in July and be substantially complete in October of 2008.

OUTCOMES OF DECISION:

Awarding of the contract will result in the following:

1. Construction of the proposed project will provide the following:
 - a. Completion of SW 108th Avenue between SW Willow Street and SW Ibach Street.
 - b. Straighten the curve on SW 108th Avenue between SW Ibach Street and SW Nelson Street.
 - c. Install pedestrian crossings as a part of an overall traffic calming plan.

Not awarding the contract will result in the following:

1. All work on the project will stop.

FINANCIAL IMPLICATIONS:

Funds are available for this project in the Road Development Fund.

Attachments: A. Resolution

RESOLUTION NO. 4804-08

RESOLUTION AWARDING BID FOR THE SW 108TH AVENUE
STREET AND STORM DRAINAGE IMPROVEMENTS WILLOW
STREET TO NELSON STREET

WHEREAS the project was advertised in the *Daily Journal of Commerce* on May 28 and June 4, 2008; and

WHEREAS eight proposals were received prior to the close of the bid period on June 11, 2008; and

WHEREAS Eagle-Elsner Excavation, Inc. submitted the lowest responsible bid for the project in the amount of \$ 591,000.00; and

WHEREAS there are funds available for this project in the Road Development Fund.

BE IT RESOLVED BY THE CITY COUNCIL, CITY OF TUALATIN, OREGON, that:

Section 1. The contract is awarded to Eagle-Elsner Excavation, Inc.

Section 2. The Mayor and City Recorder are authorized to execute a contract with Eagle-Elsner Excavation, Inc. in the amount of \$ 591,000.00.

Section 3. The City Engineer is authorized to execute Change Orders totaling up to 10% of the original contract amount.

INTRODUCED AND ADOPTED this 23rd day of June 2008.

CITY OF TUALATIN, OREGON

By _____
Mayor

APPROVED AS TO LEGAL FORM


CITY ATTORNEY

ATTEST:

By _____
City Recorder




STAFF REPORT

CITY OF TUALATIN

Approved By Tualatin City Council
Date 6-23-08
Recording Secretary M. Smith

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager 

FROM: Michael A. McKillip, City Engineer

DATE: June 23, 2008

SUBJECT: A RESOLUTION AMENDING WATER RATES INSIDE THE CITY OF TUALATIN AND RESCINDING RESOLUTION 4683-07

ISSUE BEFORE THE COUNCIL:

Council will consider increasing the water usage charge for water sold after June 30, 2008 by the City to its customers. The FY 08/09 Budget was prepared assuming the water usage charge would increase from \$2.09/CCF to \$2.29/CCF. (CCF is equal to one hundred cubic feet, or 748 gallons.)

RECOMMENDATION:

It is recommended the Council adopt the attached resolution.

EXECUTIVE SUMMARY:

- This is not a public hearing.
- The FY 08/09 Budget was prepared using the March 2008 estimated purchase price from the Portland Water Bureau (\$0.84/CCF). The May 2008 final purchase price is \$0.829/CCF. (The current purchase price in FY 07/08 is \$0.725/CCF.)
- This proposed increase covers:
 - The increased operating costs for the water system in FY 08/09.
 - The debt service payment on the bonds issued for the A-2 Reservoir and retrofit projects on various reservoirs and pump stations.
 - The cost of replacing the failing AC lines in the Indian Meadows and Indian Woods subdivisions (\$1,850,000).

FINANCIAL IMPLICATIONS:

At the new rate, the average monthly Tualatin residential wintertime water bill (water usage charge) for 8 CCF will increase from \$16.72 to \$18.32, an increase of \$1.60/month. The average monthly Tualatin residential summertime water bill (water usage charge) for 20 CCF will increase from \$41.80 to 45.80, an increase of \$4.00/month.

Attachments: Resolution

RESOLUTION NO. 4805-08

A RESOLUTION AMENDING WATER RATES
INSIDE THE CITY OF TUALATIN AND
RESCINDING RESOLUTION 4683-07

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
TUALATIN, OREGON, that:

Section 1. System Development Charges.

(a) The schedule for the System Development Charges as of February 1, 2008 is as follows:

Meter Size	Meter Unit Equivalent	System Development Charge*
$\frac{5}{8}$ " x $\frac{3}{4}$ "	1	\$ 3,096
1"	2.5	\$ 7,741
1½"	5	\$ 15,480
2"	8	\$ 24,768
3"	15	\$ 49,537
4"	25	\$ 77,402
6"	50	\$ 154,801
8"	80	\$ 247,682
* The SDC payment for a single-family residence will be based on the meter size required for domestic water service and irrigation service. If a larger meter is required only for residential fire sprinkler service, the higher fee will not be charged.		

(b) Annual fee adjustment.

On February 1st of each year the Water SDC fees shall automatically increase. The amount of increase shall be the change in Engineering News Record (ENR) Construction Cost Index (CCI) for Seattle, WA. This increase will not require further action by the City Council.

Section 2. In Lieu Tax Payments. Where the City provides water service to properties outside of the City, which are not subject to bond taxes levied by the City for water system improvements, properties served by the City shall pay in lieu tax payment to the City as follows:

Annually within ninety (90) days after the true cash values are fixed by the tax assessing authority for those properties located outside of the City that are served by City water, the City will compute the "In Lieu Tax Payment" applying the City's tax rate for water system improvements for that year to the taxable

value furnished to the City. Payment of the obligation of the "In Lieu Tax Payment" will be made to the City within thirty (30) days of the bill being presented from the City to the property receiving City water service.

Section 3. Service Line Installation Charges.

- (a) Deposits for installation of new water service lines are as follows:

Meter Size	Installation on Near Side of Water Main	Installation on Far Side of Water Main
5/8" x 3/4"	\$2,500	\$4,000
1"	\$2,500	\$4,000
1½"	\$5,000	\$7,000
2"	\$5,000	\$7,000

- (b) The City does not install any lines larger than 2" in diameter. The customer shall obtain a Public Works Permit from the City and have a private contractor install the service line to City standards for any service lines greater than 2" diameter.

- (c) After the service line is installed and the actual cost of the labor and materials is known, the customer will be billed for any additional charges over the deposit amount, or the customer will be issued a refund for any amount over the actual costs.

Section 4. Meter Installation Charges.

- (a) Deposits for installation of new water service lines are as follows:

METER METHOD	
Meter Size (in inches)	Installation Charge
5/8 x 3/4, Drop-in meter	\$115
5/8 x 3/4, Service line & drop-in meter	Cost plus 15%
1, Drop-in meter	\$240
1, Service line & drop-in meter	Cost plus 15%
1½, Drop-in meter	\$450
1½, Service line & drop-in meter	Cost plus 15%
2, Drop-in meter	\$646
2, Service line & drop-in meter	Cost plus 15%
3, Service line & drop-in meter	Cost plus 15%
4, Service line & drop-in meter	Cost plus 15%
6, Service line & drop-in meter	Cost plus 15%
8, Service line & drop-in meter	Cost plus 15%
10, Service line & drop-in meter	Cost plus 15%
12, Service line & drop-in meter	Cost plus 15%

(b) Prior to the Operations Department installing the requested meter, the customer will make a deposit to the City based on an estimate of the actual cost. When the job is completed the customer will pay the balance, or be given a refund of the amount of deposit not used.

Section 5. Monthly Rates.

(a) The schedule of monthly water rates is amended as follows:

METER SIZE	FACILITIES CHARGE		SERVICE CHARGE	WATER CHARGE PER 100 CUBIC FT
	CLASS 1	CLASS 2		
5/8" x 3/4"	\$ 3.50	\$ 3.50	\$ 3.40	\$2.29
1"	\$ 8.75	\$ 8.75	\$ 3.40	\$2.29
1 1/2"	\$ 17.50	\$ 17.50	\$ 3.40	\$2.29
2"	\$ 28.00	\$ 28.00	\$ 3.40	\$2.29
3"	---	\$ 38.35	\$ 3.40	\$2.29
4"	---	\$ 65.70	\$ 3.40	\$2.29
6"	---	\$142.35	\$ 3.40	\$2.29
8"	---	\$273.75	\$ 3.40	\$2.29

The customer classes are:

Class 1: All single-residential dwellings, duplexes and triplexes; and

Class 2: All other services not included in Class 1.

(b) The rate changes in this section shall take effect for water consumed after June 30, 2008.

Section 6. Water Wheeling Agreements. The Council may enter into water wheeling agreements with other jurisdictions. These agreements will contain specific water rates and charges for each individual agreement.

Section 7. Charges for Fire Protection Service. The monthly charges for standby fire protection service are as follows:

Service Size	Rate
4"	\$13.50
6"	\$29.25
8"	\$56.25
10"	\$90.00

Section 8. Miscellaneous Charges. The following charges are imposed for service restoration, service termination and for continual account delinquencies including N.S.F. check processing:

(1) Restoration Charge.

(a) Where service has been terminated for delinquent bills or other violations, the charge for restoration of service shall be \$10.00.

(b) Water shall only be restored between 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays.

(2) Emergency Shut-Off or Turn-On. When requested by a customer, the City will perform emergency shut-off or turn-on service for the following fee:

(a) Between 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays - \$5.00.

(b) At any other time (subject to the availability of personnel) - \$10.00.

(3) Charge for processing N.S.F. checks and continual delinquencies:

(a) Whenever a utility account becomes delinquent three (3) or more times within one (1) fiscal year, a charge of \$30.00 may be assessed to the account to cover the costs of handling the delinquent account.

(b) Whenever a utility account payment check is returned "N.S.F." from the bank, a charge of \$30.00 may be assessed to the account to cover costs of collection and the bank's returned check charges to the City.

(4) Charge for restoring a meter that was removed by the City due to a violation of TMC 3-3-200:

When the City finds that one or more provisions of TMC 3-3-200 have been violated, the City may remove the meter and assess to the account a restoration charge of \$50.

Section 9. Hydrant and Bulk Water Usage Charges. The charge for the temporary use of hydrant meters, hydrant wrenches and valves, and temporary or bulk water is as follows:

ITEM	CHARGE
3" hydrant meter, wrench and valve deposit	\$700.00
¾" hydrant meter, wrench and valve deposit	\$250.00
Hydrant wrench and valve deposit permit fee	\$45.00
Bulk water permit fee	\$50.00 + water usage
Daily usage fee 3" hydrant meter	\$5.00
Daily usage fee ¾" hydrant meter	\$2.00
Water used (water charge per 100 cubic feet)	Current rate

(b) Water use from hydrant meters shall be for use within the city limits of Tualatin only.

(c) The bulk water permit will expire at the end of six months and the permit holder will be billed for the water used at the current rate per 100 cubic feet.

Section 10. Resolution 4683-07 is rescinded effective July 1, 2008.

Section 11. Effective Date. The effective date of this resolution is July 1, 2008.

INTRODUCED AND ADOPTED this 23rd day of June 2008.

CITY OF TUALATIN, OREGON

BY


Mayor

ATTEST:

BY


City Recorder

APPROVED AS TO LEGAL FORM


CITY ATTORNEY



STAFF REPORT

CITY OF TUALATIN

Approved By Tualatin City Council
Date 6-23-08
Recording Secretary M. Smith

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Michael A. McKillip, City Engineer *MAK*

DATE: June 23, 2008

SUBJECT: A RESOLUTION SETTING SEWER RATES INSIDE THE CITY OF TUALATIN

ISSUE BEFORE THE COUNCIL:

Council will consider setting sewer rates for service performed after June 30, 2008. The FY 08/09 Budget was prepared assuming the monthly base charge would increase from \$19.14/DU or DUE to \$20.1193/DU or DUE. The monthly use charge would increase from \$1.31/CCF per month to \$1.3542/CCF per month for individual customer winter average. The System Development Charge connection fee is increasing from \$2,800/DU or DUE to \$3,100/DU or DUE.

(DU is dwelling unit; DUE is dwelling unit equivalent.)

RECOMMENDATION:

It is recommended the Council adopt the attached resolution.

EXECUTIVE SUMMARY:

- This is not a public hearing.
- Clean Water Services (CWS) and its member cities are working from a new rate model that will provide stable funding for regional services and improve flexibility to provide local services. There is now a "District-wide" sewer rate and a "Local" sewer rate. CWS set the district rate and also a local rate for the unincorporated areas that CWS serves. Each city may adopt CWS's local rate or may choose to adopt their own rate to meet the needs of the community.
- For this first year, Tualatin is proposing to adopt the CWS local rate; next year the local rates can be individualized for Tualatin.

- The FY 08/09 Budget was prepared using the CWS proposed local increase of 4.5%.
- This proposed increase covers:
 - Rising operating costs for utilities, chemicals, and personnel used by CWS and the City of Tualatin
 - Increasing federal water quality requirements
 - Paying for the upgrade and expansion of CWS's four wastewater treatment facilities, pump stations and pipes
 - The debt service payment on the bonds issued by CWS.

FINANCIAL IMPLICATIONS:

At the new rate, the average monthly Tualatin residential sewer base charge will increase from \$19.14 to \$20.1193, an increase of approximately \$0.98/month. The average monthly Tualatin residential use charge for winter average of 8 CCF will increase from \$10.48 to \$10.8336, an increase of approximately \$0.36/ month.

Attachments: Resolution

RESOLUTION NO. 4806-08

A RESOLUTION SETTING SEWER RATES
INSIDE THE CITY OF TUALATIN

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
TUALATIN, OREGON, that:

Section 1. System Development Charges.

(a) The System Development Charge is as follows:

SYSTEM DEVELOPMENT CHARGE
\$ 3,100/Dwelling Unit or Dwelling Unit Equivalent

Section 2. Monthly Rates.

(a) The monthly sewer rates are as follows:

BASE CHARGE	USE CHARGE
\$ 20.1193 per Dwelling Unit or Dwelling Unit Equivalent	\$ 1.3542 per CCF (hundred cubic feet) winter average

Section 3. Effective Date. The effective date of this resolution is
July 1, 2008.

INTRODUCED AND ADOPTED this 23rd day of June 2008.

CITY OF TUALATIN, OREGON

BY

Mayor

APPROVED AS TO LEGAL FORM


CITY ATTORNEY

ATTEST:

BY


City Recorder


Resolution No. 4806-08




STAFF REPORT CITY OF TUALATIN

Approved By Tualatin City Council
Date 6-23-08
Recording Secretary M. Smith

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager 

FROM: Donald A. Hudson, Finance Director 

DATE: June 23, 2008

SUBJECT: A RESOLUTION ADOPTING THE CITY OF TUALATIN BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2008, MAKING APPROPRIATIONS, LEVYING AD-VALOREM TAXES, AND CATEGORIZING THE LEVIES.

ISSUE BEFORE THE COUNCIL:

Adoption of the Fiscal Year 2008 – 2009 budget.

RECOMMENDATION:

Staff recommends adoption of the attached resolution, which includes the approved Fiscal Year 2008 - 2009 Budget, with additional changes as outlined below.

EXECUTIVE SUMMARY:

- This is a public hearing to consider public input on the Fiscal Year 2008 – 2009 Budget.
- The Budget Committee approved the proposed budget on June 2, 2008.
- State law requires the City Council adopt a budget prior to July 1, 2008.
- The total of the Fiscal Year 2008 - 2009 Budget is \$68,832,827. This figure includes changes proposed this evening.
- The tax rate for general government would be approved at \$2.2665 per \$1,000 taxable assessed value.
- \$597,000 is to be levied for bonded debt, which is excluded from limitation for local government operations.

OUTCOMES OF DECISION:

By adopting the budget before July 1st, the City will be able to operate, expend money and incur liabilities for fiscal year 2008 - 2009.

DISCUSSION:

The City of Tualatin budget is made up of 25 funds, divided amongst three different categories: General Fund, Restricted Funds and Capital Development Funds. Urban Renewal Funds are presented in the Tualatin Development Commission budget, which will be heard in a separate public hearing later this evening. The General Fund supports general government services primarily from non-restricted tax dollars. Restricted funds are funds that derive their revenues from sources that are specifically earmarked, or restricted for specific purposes (Special Revenue, Debt Service and Enterprise Funds). Capital Development Funds record capital projects that are funded from bonds, systems development charges or other restricted funds.

The overall City budget of \$68,832,827 breaks down as follows:

- General Fund - \$17,355,170
- Restricted Funds - \$31,059,934
- Capital Development Funds - \$20,417,723

While operating costs have increased, the overall budget is down from Fiscal Year 2007 – 2008, primarily due to the completion of the Library Improvement project. The cost of “keeping the lights on” has increased due to contractual increases in personnel costs, and higher costs for materials and services due to rising utility charges and other inflationary rises in the costs of materials. These costs include the addition of two full-time equivalent positions (one for the expanded library and one in the Police Department), and increases in health insurance premiums, necessary planning studies, rising fuel costs and increases in postage and the Tri-Met employee tax. Also included in the budget are capital outlay expenditures for replacement of aging equipment and vehicles, such as a 1984 shop truck and a 1972 tractor.

Capital development projects that are included in the budget are related to City infrastructure. Examples include the Aquifer Storage and Recovery Reservoir, upsizing of the Boones Ferry Road sewer trunk line, road improvements, traffic signal installation at Herman Road/Teton Avenue, storm drain system improvements, and the acquisition of land for greenway and trail purposes within the Tualatin River Greenway.

In addition to the budget approved by the budget committee, the City Council has the ability to change the approved budget in each fund by no more than 10% of the total budget. Typical changes that the Council may make are related to unanticipated lags in completion of capital projects that necessitate adjustments to future year budget(s), especially for large construction projects. The adjustments included in the attached resolution fall into this category.

The carry-forwards for these projects are “self-funding” because the beginning fund balance for 2008 – 2009 is increased by the amount budgeted and not spent in the current fiscal year (2007 - 2008). This increases both the revenue and the expenditure appropriations in the affected fund.

Changes are made in the Library Improvement Fund and the Water SDC Fund. None of the carry-forwards exceed 10% of the approved budget and are, therefore, allowed to be added by the Council at the public hearing.

- In the Library Improvement Fund - \$40,000 for the Library remodel, delayed because of project timing.
- In the Water SDC Fund - \$322,200 for the 12-inch Norwood Road, Crossing I-5 water line, delayed due to geotechnical issues.

Attachments: Resolution

RESOLUTION NO. 4807-08

A RESOLUTION ADOPTING THE CITY OF TUALATIN'S BUDGET
FOR THE FISCAL YEAR COMMENCING JULY 1, 2008, MAKING
APPROPRIATIONS, LEVYING AD VALOREM TAXES, AND
CATEGORIZING THE LEVIES

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN,
OREGON, that:

Section 1. The City Council of the City of Tualatin hereby adopts the Budget as approved by the Budget Committee and adjusted by the Council. The total sum of the budget is \$68,832,827 (including \$1,321,653 unappropriated and \$8,735,793 reserves) and is now on file at the City Offices.

Section 2. The amounts for the fiscal year beginning July 1, 2008, and for the purposes shown below, are hereby appropriated as follows:

GENERAL FUND

City Council	\$ 91,168	
Administration	961,633	
Finance	854,334	
Legal Services	185,234	
Municipal Court	9,726	
Community Development Planning	770,451	
Police Administration	405,192	
Police Patrol	3,246,780	
Police Support	2,023,925	
Fleet	526,257	
Building Maintenance	679,121	
Parks Maintenance	1,110,892	
Community Services – Admin	418,358	
Community Services – Library	1,575,106	
Community Services – Recreation	229,623	
Non-Departmental	859,606	
Contingency	417,222	
Total GENERAL FUND Appropriations.....		\$14,364,628
Reserves	1,668,889	
Unappropriated	<u>1,321,653</u>	
Total GENERAL FUND	\$17,355,170	

ENGINEERING & BUILDING FUND

Administration	\$ 659,325
Engineering	702,920
Engineering Building	1,171,352
Non-Departmental	125,300
Contingency	808,882

Total ENGINEERING & BUILDING FUND Appropriations.....\$3,467,779

Reserved Funds 865,441

Total ENGINEERING & BUILDING FUND \$ 4,333,220

OPERATIONS FUND

Administration	\$ 446,529
Water Division	625,637
Sewer Division	314,169
Street Division	500,462
Non-Department	807,450
Contingency	50,000

Total OPERATIONS FUND Appropriations\$2,744,247

Reserved Funds 651,365

Total OPERATIONS FUND \$ 3,395,612

WATER FUND

Material & Services	\$ 2,350,689
Capital Outlay	1,700,000
Transfers	2,269,105
Contingency	1,155,000

Total WATER FUND Appropriations\$7,474,794

Reserved Funds 841,649

Total WATER FUND \$ 8,316,443

SEWER FUND

Material & Services	\$ 4,228,184
Capital Outlay	800,000
Transfers	763,141
Contingency	343,375

Total SEWER FUND Appropriations.....\$6,134,700

STORM DRAIN FUND

Material & Services	\$ 531,670
Capital Outlay	10,000
Transfers	800,175
Contingency	282,595

Total STORM DRAIN FUND \$1,624,440

ROAD UTILITY FEE FUND

Material & Services	\$ 1,273,620
Capital Outlay	600,000
Transfers	129,357

Total ROAD UTILITY FEE FUND Appropriations \$2,002,977

Reserved Funds 702,245

Total ROAD UTILITY FEE FUND \$ 2,705,222

ROAD GAS TAX FUND

Material & Services	\$ 483,600
Capital Outlay	63,000
Transfers	1,059,642
Contingency	120,266

Total ROAD GAS TAX FUND \$1,726,508

CORE AREA PARKING DISTRICT

Material & Services	\$ 21,620
Transfers	39,785
Contingency	4,912

Total CORE AREA PARKING DISTRICT Appropriations \$ 66,317

Reserved Funds 229,705

Total CORE AREA PARKING DISTRICT \$ 296,022

TUALATIN SCIENCE AND TECHNOLOGY SCHOLARSHIP FUND

Material & Services	\$ 3,000
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Total TUALATIN SCHOLARSHIP FUND Appropriations \$ 3,000

Principal Reserves 56,480

Total TUALATIN SCHOLARSHIP FUND \$ 59,480

9-1-1 EMERGENCY COMMUNICATION TAX FUND

Material & Services \$ 150,000

Total 9-1-1 EMERGENCY COMMUNICATION TAX FUND..... \$ 150,000

GENERAL OBLIGATION BOND FUND

Material & Services \$ 2,000
Transfers 40,000
Debt Service 764,180

Total GO BOND DEBT FUND Appropriations \$ 806,180

Reserves 100,897
Total GO BOND DEBT FUND \$ 907,077

BANCROFT BONDED DEBT FUND

Material & Services \$ 300
Transfers 9,739
Debt Service 109,140

Total BANCROFT BONDED DEBT FUND Appropriations \$ 119,179

Reserved Funds 321,137
Total BANCROFT BONDED DEBT FUND \$ 440,316

ENTERPRISE BOND FUND

Material & Services \$ 300
Debt Service 541,695

Total ENTERPRISE BOND FUND Appropriations..... \$ 541,995

Reserved Funds 428,899
Total ENTERPRISE BOND FUND \$ 970,894

LIBRARY IMPROVEMENT FUND

Capital Outlay \$ 440,000

Total LIBRARY IMPROVEMENT FUND Appropriations..... \$ 440,000

LOCAL IMPROVEMENT DISTRICT

Material & Services	\$ 52,500
Capital Outlay	100,000
Transfers	6,766
Contingency	175,185

Total LOCAL IMPROVEMENT DISTRICT Appropriations \$ 334,451

WATER DEVELOPMENT FUND

Transfers	\$ 12,372
Capital Outlay	2,622,200
Contingency	909,653

Total WATER DEVELOPMENT FUND Appropriations \$3,544,225

SEWER DEVELOPMENT FUND

Material & Services	\$ 903,200
Transfers	8,842
Capital Outlay	415,000
Contingency	3,424,393

Total SEWER DEVELOPMENT FUND Appropriations \$4,751,435

ROAD DEVELOPMENT FUND

Transfers	\$ 56,533
Capital Outlay	1,650,000
Contingency	2,164,819

Total ROAD DEVELOPMENT FUND Appropriations \$3,871,352

STORM DRAIN DEVELOPMENT FUND

Transfers	\$ 12,935
Capital Outlay	950,000
Contingency	130,654

Total STORM DRAIN DEVELOPMENT FUND Appropriations \$1,093,589

PARK DEVELOPMENT FUND

Material & Services	\$ 11,300
Transfers	16,643

Capital Outlay	1,893,000
Contingency	18,088

Total PARK DEVELOPMENT FUND Appropriations \$1,939,031

WATER RESERVOIR PROJECT FUND

Capital Outlay	\$ 730,447
Contingency	530,529

Total WATER RESERVOIR PROJECT FUND Appropriations \$1,260,976

PARK IMPROVEMENTS FUND

Capital Outlay	\$ 13,578
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Total PARK IMPROVEMENTS FUND Appropriations \$ 13,578

INFRASTRUCTURE RESERVE FUND

Transfers	\$ 300,000
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Total INFRASTRUCTURE RESERVE FUND Appropriations \$ 300,000

Reserve for Sewer	2,482,733
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Reserve for Road	74,693
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Reserve for Storm Drain	<u>311,660</u>
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Total INFRASTRUCTURE RESERVE FUND	\$ 3,169,086
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TOTAL	\$58,775,381
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TOTAL RESERVES.....	<u>8,735,793</u>
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TOTAL APPROPRIATED ALL FUNDS.....	\$67,511,174
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TOTAL UNAPPROPRIATED ALL FUNDS	\$ <u>1,321,653</u>
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TOTAL BUDGET	<u>\$68,832,827</u>
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Section 3. The City Council of the City of Tualatin hereby imposes the taxes provided for in the adopted budget at the rate of \$2.2665 per \$1,000 assessed value for operations and in the amount of \$597,000 for bonds; and that these taxes are hereby imposed and categorized for tax year 2008-09 upon the assessed value of all taxable property within the district.

General Government Limitation

Excluded from Limitation

General Fund...\$2.2665/\$1,000

Debt Service Fund...\$597,000

Section 4. The Finance Director shall certify to the County Assessors of Washington County and Clackamas County, Oregon, the tax levy made by this resolution; and file with the County Clerks a true copy of the Budget as finally adopted.

INTRODUCED AND ADOPTED this 23rd day of June, 2008.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder

APPROVED AS TO LEGAL FORM



CITY ATTORNEY



Approved By Tualatin City Council
Date 6-23-08
Recording Secretary M. Smith

STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Paul Hennon, Community Services Director *Paul Hennon*

DATE: June 23, 2008

SUBJECT: A RESOLUTION CALLING AN ELECTION TO SUBMIT A
GENERAL OBLIGATION BOND AUTHORIZATION TO THE
VOTERS

ISSUE BEFORE THE COUNCIL:

Council will consider placement of a measure authorizing the issuance of general obligation bonds on the November 4, 2008 ballot to fund park and recreation facilities, including a new community center and improvements to trails, parks and sports fields.

RECOMMENDATION:

Members of the Ad Hoc Committee to Study a Possible Recreation Bond Measure provided council representatives with comments and suggestions on all aspects of the study at each of four committee meetings. Members of the committee expressed their support for Council placing a measure on the November 2008 election to fund park and recreation facilities, including a new community center and improvements to trails, parks and sports fields.

Staff recommends that Council consider the attached Recreation Bond Measure Feasibility Study Report and any additional community comments that may be received, and adopt the attached resolution.

EXECUTIVE SUMMARY:

Based on the Tualatin Tomorrow visioning process and the Tualatin Park and Recreation Master Plan, the City of Tualatin is considering a long-term, sustainable parks and recreation plan for the community that benefits all citizens.

This study evaluated the feasibility of pursuing a bond measure in the November 2008 general election to fund park and recreation facilities, including a new community center and improvements to trails, parks and sports fields. The study indicates sufficient community support to pursue a bond measure for the following projects:

STAFF REPORT: A RESOLUTION CALLING AN ELECTION TO SUBMIT A GENERAL OBLIGATION BOND AUTHORIZATION TO THE VOTERS

June 23, 2008

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- Build a new community center with an indoor gym that has a track for walking and jogging, a leisure pool, fitness programs and meeting rooms for people of all ages including children, teens, adults and seniors.
- Upgrade existing parks and playgrounds throughout the city.
- Expand pedestrian and bicycle trails in natural areas and along the Tualatin River and in other areas.
- Enhance sports fields for youth and adult use at several local schools and parks.

The proposed \$49.4 million bond measure would result in a monthly cost of about \$18.27 for a home with an assessed value of \$200,000. A new park maintenance utility fee is proposed to be adopted to pay for ongoing maintenance of the new and improved facilities, along with some existing facilities. The maintenance fee would be adopted separately by Council. The Community Center would also include a user fee for programs and services for those who use it.

Support for these specific improvements and general support for park and recreation facilities was indicated consistently in three separate telephone surveys conducted for this project. In the last two polls a majority of voters surveyed said that they would strongly or somewhat support the proposed new facilities and be willing to pay the projected increase in property taxes resulting from the bond measure.

When asked only about costs associated with the bond measure, 62% of respondents in survey no. 2 indicated support for a \$54 million measure. When asked about support for the bond measure in conjunction with a \$15 monthly maintenance fee, 54% of respondents in survey no. 3 were supportive. Since the surveys were conducted, Council has reduced the cost of the bond measure to approximately \$49.4 million and the maintenance fee to just over \$9 per month for residential properties and a monthly fee of 65 cents per employee for businesses.

The proposed improvements are consistent with the *Tualatin Parks and Recreation Master Plan*, *Tualatin Greenway Development Plan*, *Tualatin Bikeway Development Plan*, and the Council's goal of supporting youth development opportunities in the community. The proposal responds to current priorities for facilities most desired and supported by the community as identified in the attached 2008 Recreation Bond Measure Feasibility Study, recent *Tualatin Tomorrow* visioning process, and the 2003 *Tualatin Facilities Visioning* planning process.

The projects would be completed in a phased sequence as follows:

- Dog park at Community Park – Summer 2009
- All-weather synthetic sports field at Tualatin High School – Fall 2009
- Trail, park and other sports field improvements – Fall 2010
- Community Center – Spring 2012

STAFF REPORT: A RESOLUTION CALLING AN ELECTION TO SUBMIT A GENERAL OBLIGATION BOND AUTHORIZATION TO THE VOTERS

June 23, 2008

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OUTCOMES OF DECISION:

If Council approves the attached resolution, the measure will be placed on the November 4, 2008 ballot, general obligation bonds will be issued in 2009, and the facilities will be constructed between 2009 and 2012.

If Council does not approve the attached resolution, the measure will not be placed on the November 4, 2008 election, general obligation bonds will not be issued, and the facilities will not be constructed.

FINANCIAL IMPLICATIONS:

In the first year following its passage, the approximate \$49.4 million 2008 Recreation Bond Measure is estimated to cost property owners \$1.09 per \$1,000 of assessed value. An average homeowner would pay about \$18.27 per month the first year based on a home with an assessed value of \$200,000.

Along with the proposed measure, the City would initiate a fee to cover the maintenance of the proposed community center and to maintain new and existing park facilities. This maintenance fee would be about \$9.14 per month and be paid by all Tualatin households. Businesses would pay a monthly fee of 65 cents per employee with the exceptions that businesses would be capped at 100 employees and commercial fitness facilities would be exempt. The maintenance fee is separate from the ballot measure. The Community Center would also include a user fee for programs and services for those who use it.

DISCUSSION:

Proposed improvement projects

The preferred bond measure package includes the following projects:

New Community Center

This new facility would focus primarily on providing opportunities for indoor recreation activities. It also would provide meeting and classroom space and also serve as a community gathering space to increase social interaction. The center would be approximately 73,000 square feet in size and include a gymnasium with an indoor walking and jogging track, weight/cardio-vascular area, aerobics/dance room, leisure pool with 3 lap lanes, outdoor spray ground, party room, track, senior lounge, preschool area, arts & crafts room, community room/kitchen, locker rooms and administration area.

Trail Improvements

- ***Tualatin River Greenway.*** Extend the riverside pathway to connect Brown's Ferry Park to Tualatin Community Park. This would be accomplished by linking existing paths at 65th avenue westward under 1-5 along the river, around the new library and connect to Community Park via sidewalks. This will further the creation of a system of pathways connecting natural areas, parks, and other public facilities.

STAFF REPORT: A RESOLUTION CALLING AN ELECTION TO SUBMIT A GENERAL OBLIGATION BOND AUTHORIZATION TO THE VOTERS

June 23, 2008

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- **Koller Wetland Pond.** Construct a gravel path and wildlife viewing platform along the shoreline of this natural resource. Native plants would also be installed plants to improve water quality and to enhance wildlife food sources and habitat.
- **108th Avenue Reservoir Site.** Construct a gravel path around the water reservoir site for walking and social interaction.

Park Improvements

- **Atfalati Park.** Renovate the existing playground surfacing and install new playground equipment as well as a sand wash off fountain.
- **Brown's Ferry Park.** Install a hard surface and terraced seating at the amphitheater to improve the quality of the amphitheater, reduce maintenance costs and extend the life of the facility.
- **Community Gardens.** Create a Community Gardens program that works to build community through organic gardening, food production and improving nutrition. Approximately 12-25 plots would be built at a location to be determined.
- **Lafky Park.** Remove the existing aging playground and replace it with new equipment to improve safety for children and provide a higher-quality experience and provide accessibility to people of all abilities in compliance with the Americans with Disabilities Act (ADA).
- **Tualatin Community Park.** The improvements to this facility are described above under sports fields.
- **Other Minor Renovations and Enhancements.** Make other needed improvements to city park and recreation facilities on an as-needed basis with direction from community services staff, City Council and the public.

Sports Fields Improvements

Improvements include a combination of Tualatin parks and school facilities owned by the Tigard-Tualatin School District. Improvements to school grounds in partnership with the school district would allow for expanded public use of these facilities during non-school use times. Design and construction of the artificial surface sports field at Tualatin High School would occur after an intergovernmental agreement between the City of Tualatin and the Tigard-Tualatin School District covering joint development and use is in place.

- **Jurgens Park North Field Installation.** New sand-based soccer field in the open lawn area in the northern portion of the park.
- **Tualatin Community Park North Field Renovation and Dog Park.** Upgrade the existing field from soil base to sand base and add a drain system and irrigation.

This project also includes a new dog park at the north end of Community Park, including adding fencing, improving surface materials, adding pathways, improving drainage, providing drinking water and adding signage.

STAFF REPORT: A RESOLUTION CALLING AN ELECTION TO SUBMIT A GENERAL OBLIGATION BOND AUTHORIZATION TO THE VOTERS

June 23, 2008

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- ***New Tualatin Elementary School Field Renovation and Expansion.*** Upgrade the existing school lawn area from soil base to sand base, add a drain system and irrigation, create a pathway around the sports fields, and add a drinking fountain.
- ***Tualatin High School Softball/Soccer Field Renovation.*** Upgrade the existing soil field to all-weather artificial turf, significantly extending the usable hours of the facility, allowing greater use and lowering maintenance costs.
- ***Hazelbrook Middle School Field Renovations.*** Create a new sand-based soccer and football field within the existing track, as well as a youth softball/baseball field south of the track. Improvements also would include a new drainage and irrigation system.

Bond measure package recommendation

The proposed bond measure package to be included on the City of Tualatin November 2008 ballot, will provide \$49.4 million for the package of parks, recreation and trails projects as well as the construction of a community center. The bond measure package includes the following capital projects and approximate costs described in detail in this report.

▪ Community Center	\$36.9 million
▪ Trails Projects	\$2.8 million
▪ Parks Improvements	\$0.4 million
▪ Sports Fields	\$8.4 million
▪ Bond issuance/other	\$.9 million

PUBLIC INVOLVEMENT:

A public involvement process was incorporated into this study to provide opportunities to participate and comment on the type, scope, scale, and location of proposed facilities, capital and operating costs, and funding sources.

The public involvement process included the formation of an ad hoc committee to assist the staff, consultants, potential partners, consider public comment, and provide Council with comments and suggestions throughout the six-month study. Committee meetings were announced in the city newsletter and on the city web site.

Three random sample telephone surveys of Tualatin residents and voters were conducted for this study. The surveys demonstrated community support for funding the proposed parks and recreation facilities through general obligation bonds, a park maintenance utility fee, and user fees for those using the community center. Results of the surveys are found in the attached feasibility study report.

Additionally, the Tualatin Youth Advisory Council (YAC) obtained information from 800 students at local schools to determine the types of indoor recreation and cultural activities they desire to have available.

STAFF REPORT: A RESOLUTION CALLING AN ELECTION TO SUBMIT A GENERAL
OBLIGATION BOND AUTHORIZATION TO THE VOTERS

June 23, 2008

Page 6 of 6

Attachments: A. Recreation Bond Measure Feasibility Study Report
 B. Resolution,

- c: 1. Members of Ad Hoc Committee to Study Recreation Bond Measure
 2. Members of the Youth Advisory Council
 3. Members of the Tualatin Park Advisory Council
 4. Rob Saxton, Superintendent, Tigard/Tualatin School District
 5. Matt Hastie, Cogan Owens Cogan

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Election\sr.go2008authomeasureelection.doc
6/12/2008*

RESOLUTION NO. 4808-08

A RESOLUTION CALLING AN ELECTION TO SUBMIT A
GENERAL OBLIGATION BOND AUTHORIZATION TO THE VOTERS

WHEREAS, the City Council has determined that it is desirable to request the voters of the City of Tualatin to authorize the issuance of general obligation bonds in a principal amount of \$49,415,000 to finance a community center, improvements to trails, sports fields and parks; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
TUALATIN, OREGON, that:

1. An election is hereby called for the purpose of submitting to the qualified voters of the City the question of authorizing general obligation bonds in a maximum principal amount of \$49,415,000 to finance land acquisition for and construction of a community center, and improvements to trails, sports fields and parks.

2. The election called by this resolution shall be held on November 4, 2008. The election shall be conducted pursuant to ORS 254.465 et seq.

3. Not later than September 4, 2008, the City Recorder shall cause to be delivered to the elections officers of Washington and Clackamas Counties, Oregon, a Notice of Bond Election in substantially the attached form, but with such changes as the City Attorney may approve.

INTRODUCED AND ADOPTED this 23rd day of June 2008,

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY 
City Recorder

APPROVED AS TO LEGAL FORM


CITY ATTORNEY

BALLOT MEASURE 2008

CAPTION

TUALATIN BONDS FOR COMMUNITY CENTER, TRAILS, PARKS AND SPORTS FIELDS

QUESTION

Shall City construct a community/recreation center, trails, park improvements and sports fields by issuing \$49,415,000 in bonds? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

SUMMARY

The measure would fund the construction of a community/recreation center, trails, improvements to parks and sports fields. The community center would have an indoor gym with a walking and jogging track, leisure pool, weight/cardio-vascular area, aerobics, and meeting space for children, teens, adults and seniors. Some existing parks and playgrounds would be upgraded. Pedestrian and bicycle trails would be expanded in natural areas and along the Tualatin River, some connecting to existing trails. Sports fields would be enhanced for community youth and adult use at several local schools and parks. In the first year, the approximately \$49.415 million bond measure is estimated to cost \$1.09 per \$1000 assessed value, with a homeowner paying about \$18.27 per month on a house assessed at \$200,000, for the 20 year bond period.

EXPLANATORY STATEMENT

With the passage of this bond measure, voters would direct the City of Tualatin to move forward with a long-term, sustainable parks and recreation plan for the community that would provide opportunities and programs for citizens of all ages. The proposed projects include:

Community Center

- A new center would provide indoor recreation activities and a community gathering space and include a gymnasium with basketball/volleyball courts, indoor walking/jogging track, leisure pool with 3 lap lanes, weight/cardio area, aerobics/dance area, meeting and classrooms for all ages, including children, teens, adults and seniors, senior lounge, preschool area, and arts/craft room.

Trails

- Extend the Tualatin River Greenway riverside pathway to connect Brown's Ferry Park to Tualatin Community Park by linking existing paths at 65th Avenue westward under I-5 along the river;
- Construct a gravel path and wildlife viewing platform along the shoreline of the Koller Wetland Pond, and install native plants to improve water quality and wildlife habitat.
- Construct a gravel path around the 108th Avenue Water Reservoir site for walking and social interaction.

Park Improvements

- Renovate the existing playground surfacing and install new playground equipment and sand wash off fountain at Atfalati Park.
- Install a hard surface and terraced seating at the amphitheater at Brown's Ferry Park to improve and extend the facility's life.
- Replace the aging playground at Lafky Park with new equipment to improve safety for children and provide accessibility to people of all abilities in accordance with the Americans with Disabilities Act.

Sports fields

- Construct a new sand-based soccer field in the northern portion of Jurgens Park.
- Upgrade the existing North Field at Tualatin Community Park from soil base to sand base and add drain system/irrigation.
- Install a Dog Park at the north end of Tualatin Community Park.
- Upgrade the Tualatin High School Softball/Soccer soil field to all-weather artificial turf, extending the usable hours of the field.
- Create a new sand-based soccer and football field with the existing track at Hazelbrook Middle School and new youth softball/baseball field south of the track.

In the first year of the measure's passage, the general obligation bonds would result in a maximum rate of \$1.09 per \$1000 of assessed value over the 20-year bond period. For a home with an assessed value of \$200,000, this would result in an annual cost of about \$219 per year or \$18.27 per month.

Along with the proposed measure, the City would initiate a fee for the maintenance of the proposed community center and new parks facilities, which would be about \$9.14 per month and paid by all households, with businesses paying a monthly fee of 65 cents per employee up to 100 employees with commercial fitness centers exempt from the fee. The Community Center would also include a user fee for programs and services.

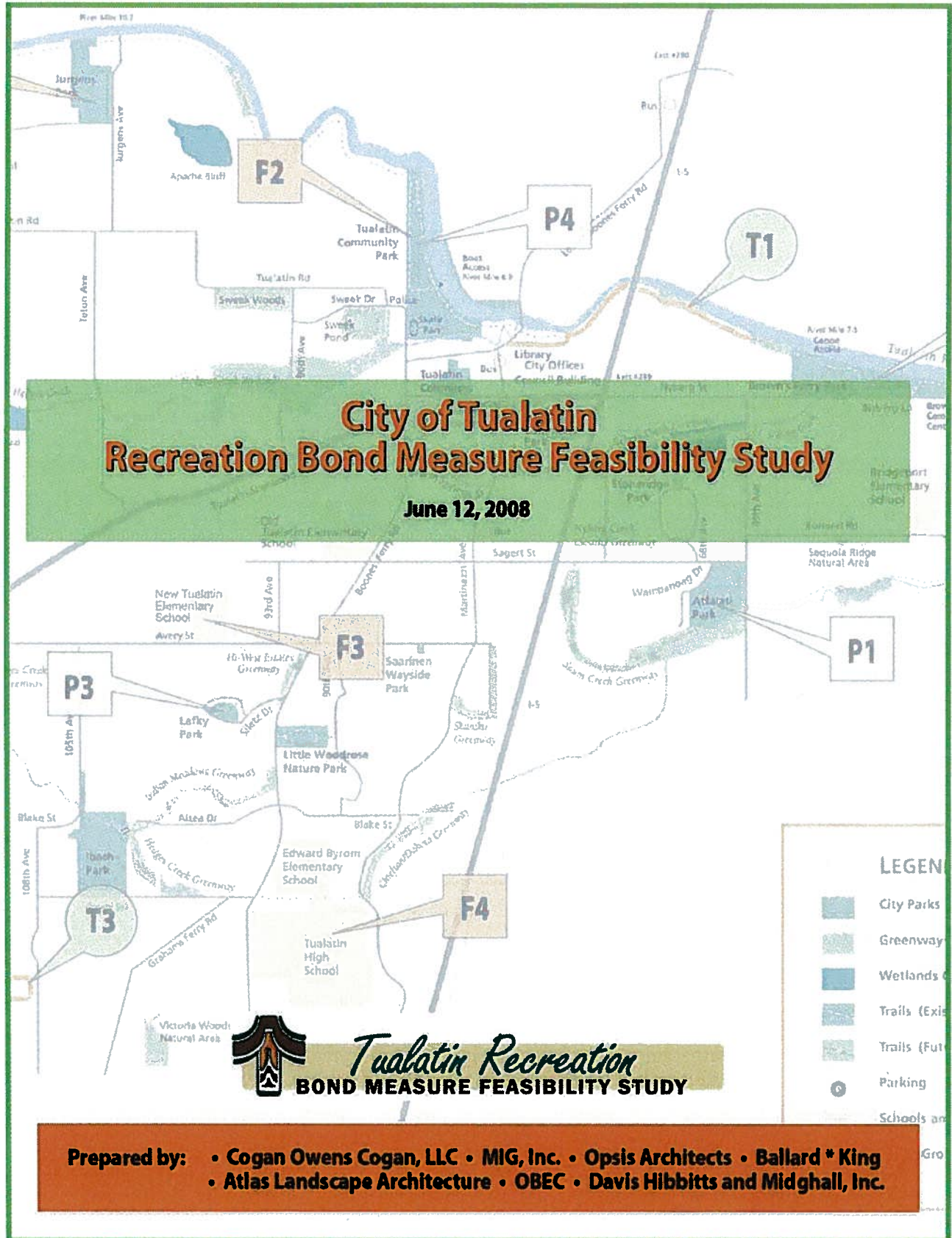


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APPENDICES

1. Proposed facilities – site plans
2. Proposed facilities – estimated capital costs
3. Proposed facilities – maintenance costs
4. Community center maintenance and programming pro forma
5. Ad Hoc Committee Roster and meeting summaries
6. Public opinion survey results reports
7. Community center site selection criteria
8. Maintenance fee findings and adopting resolution/ordinance

9. Additional facility improvements considered (site plans and cost estimates)
10. Bridge feasibility assessment memo
11. Youth Advisory Council survey and results

EXECUTIVE SUMMARY

Overview

Based on the Tualatin Tomorrow visioning process and the Tualatin Park and Recreation Master Plan, the City of Tualatin is considering a long-term, sustainable parks and recreation plan for the community that benefits all citizens. This study evaluated the feasibility of pursuing a bond measure in the November 2008 general election to fund park and recreation facilities, including a new community center and improvements to trails, parks and sports fields. The study indicates that it appears feasible to pursue a bond measure for the following projects:

- Build a new community center with an indoor gym that has a track for walking and jogging, a leisure pool, fitness programs and meeting rooms for people of all ages including children, teens, adults and seniors.
- Upgrade existing parks and playgrounds throughout the city.
- Expand pedestrian and bicycle trails in natural areas and along the Tualatin River and in other areas.
- Enhance sports fields for youth and adult use at several local schools and parks.

The proposed \$49.4 million bond measure would result in a monthly cost of about \$18 for a home with an assessed value of \$200,000. A new park maintenance utility fee is proposed to be adopted to pay for ongoing maintenance of the new and improved facilities, along with some existing facilities. The Community Center would also include a user fee for programs and services for those who use it.

Support for these specific improvements and general support for park and recreation facilities was indicated consistently in three separate telephone surveys conducted for this project. In the last two polls a majority of voters surveyed said that they would strongly or somewhat support the proposed new facilities and be willing to pay the projected increase in property taxes resulting from the bond measure.

When asked only about costs associated with the bond measure, 62% of respondents in survey #2 indicated support for a \$54 million measure. When asked about support for the bond measure in conjunction with a \$15 monthly maintenance fee, 54% of respondents in survey #3 were supportive. Since the surveys were conducted, city staff and council have reduced the cost of the bond measure to approximately \$49.4 million and the maintenance fee to just over \$9 per month and 65 cents per employee per month for businesses.

The survey results are bolstered by the fact that the upcoming election is expected to have a high volume of women and voters ages 18-54 years old (the groups that are most likely to support this kind of measure) compared to previous elections. The levels of support indicated for these surveys are consistent with most measures (public safety, education) at a similar point in time prior to an election.

The six-month feasibility study process featured extensive involvement by city staff, members of the City Council and an Ad Hoc Advisory Committee, with support from a multi-disciplinary consulting team. Community members of the study were informed through the City's Web site, news stories in the *Tualatin Times* and *Oregonian* and opportunities to attend advisory committee meetings. The three random sample telephone surveys of Tualatin residents and voters conducted for this study involved 300-400 respondents each.

Project purpose

This feasibility study grew out of the *Tualatin Tomorrow* visioning process. One of the implementation actions identified in that plan was to “Explore development of a multi-purpose community center/sports complex with indoor and outdoor facilities at one location.” *Tualatin Tomorrow* also identified a number of other actions related to improving and expanding parks, trails and playing fields within the city and partnering with other organizations such as the Tigard-Tualatin School District.

In December 2007, the Tualatin City Council directed city staff to explore alternative approaches to meeting these goals. In January, 2008, after assessing several potential approaches to implement and finance these new and improved facilities, the City began studying a new recreation center, sports fields (in partnership with the local schools), bicycle and pedestrian trails and park improvements. The primary purpose of this effort is to determine whether it is feasible to pursue funding of these improvements through a bond measure proposed to voters in the November 2008 general election with operating funding through a combination of a park maintenance utility fee and user fees for the community center.

Process

The study incorporated the following steps:

- Public opinion survey to assess general support for park and recreation facilities and improvements, including willingness to pay for such improvements
- Formation of and meetings with an Ad Hoc Committee to act as a community sounding board for the study
- Identification, evaluation and cost estimating of a variety of options for building a new community center and improving sports fields, parks and trails by city staff and a consulting team led by Cogan Owens Cogan, LLC and including MIG, Opsis Architects, Davis Hibbitts & Midghall, Atlas Landscape Architects and Ballard*King
- Youth advisory committee survey of approximately 600 high school students
- Review, refinement and prioritization of alternatives by staff, the Ad Hoc Committee and City Council
- Development of alternative bond measure packages for consideration by the city
- Evaluation of a proposed park utility maintenance fee which would pay for ongoing maintenance of proposed new or improved facilities, as well as some maintenance of existing facilities
- Second public opinion survey to test support for bond measure packages and specific elements (i.e., community center, sports fields, trails, parks and sports complex)
- Third public opinion survey to gauge support for the preferred package of facility options, a combined bond measure (capital costs) and park utility maintenance fee
- Deliberations by City Council to approve moving forward with the bond measure and maintenance fee

During the course of the study, city staff met with a variety of community groups to solicit their input. The City also created a project page on its website in order to keep the public informed of the ongoing study progress. The site includes a study overview, opportunities for public input, survey summaries and draft work products such as the draft programs and site plans and park maintenance fee overview.

Proposed improvement projects

The preferred bond measure package identified by the City Council includes the following projects:

New Community Center

This new facility would focus primarily on providing opportunities for indoor recreation activities. It also would provide meeting and classroom space and also serve as a community gathering space to increase social interaction. The center consists would be approximately 73,000 square feet in size and include a gymnasium with an indoor walking and jogging track, weight/cardio-vascular area, aerobics/dance room, leisure pool with 3 lap lanes, outdoor spray ground, party room, track, senior lounge, preschool area, arts & crafts room, community room/kitchen, locker rooms and administration area.

Sports Fields Improvements

Improvements include a combination of city parks and facilities owned by the Tigard-Tualatin School District. Improvements to school facilities in partnership with the school district would allow for expanded public use of these facilities during non-school use times. Design and construction of the artificial surface sports field at Tualatin High School would occur after an intergovernmental agreement between the City of Tualatin and the Tigard-Tualatin School District covering joint development and use is in place.

- **Jurgens Park North Field Installation.** New sand-based soccer field in the open lawn area in the northern portion of the park.
- **Tualatin Community Park North Field Renovation and Dog Park.** Upgrade the existing field from soil base to sand base and add a drain system and irrigation.

This project also includes a new dog park at the north end of Community Park, including adding fencing, improving surface materials, adding pathways, improving drainage, providing drinking water and adding signage.

- **New Tualatin Elementary School Field Renovation and Expansion.** Upgrade the existing school lawn area from soil base to sand base, add a drain system and irrigation, create a pathway around the sports fields, and add a drinking fountain.
- **Tualatin High School Softball/Soccer Field Renovation.** Upgrade the existing soil field to all-weather artificial turf, significantly extending the usable hours of the facility, allowing greater use and lowering maintenance costs.
- **Hazelbrook Middle School Field Renovations.** Create a new sand-based soccer and football field within the existing track, as well as a youth softball/baseball field south of the track. Improvements also would include a new drainage and irrigation system.

Park Improvements

- **Atfalati Park.** Renovate the existing playground surfacing and install new playground equipment as well as a sand wash off fountain.
- **Brown's Ferry Park.** Install a hard surface and terraced seating at amphitheater to improve the quality of the amphitheater, reduce maintenance costs and extend the life of the facility.
- **Community Gardens.** Create a Community Gardens program that works to build community through organic gardening, food production and improving nutrition. Approximately 12-25 plots would be built at a location to be determined.

- **Lafky Park.** Remove the existing aging playground and replace it with new equipment to improve safety for children and provide a higher-quality experience and provide accessibility to people of all abilities in compliance with the Americans with Disabilities Act (ADA).
- **Tualatin Community Park.** The improvements to this facility are described above under sports fields.
- **Other Minor Renovations and Enhancements.** Make other needed improvements to city park and recreation facilities on an as-needed basis with direction from community services staff, City Council and the public.

Trail Improvements

- **Tualatin River Greenway.** Extend the riverside pathway to connect Brown's Ferry Park to Tualatin Community Park. This would be accomplished by linking existing paths at 65th avenue westward under 1-5 along the river, around the new library and connect to Community Park via sidewalks. This will further the creation of a system of pathways connecting natural areas, parks, and other public facilities.
- **Koller Wetland Pond.** Construct a gravel path and wildlife viewing platform along the shoreline of this natural resource. Native plants would also be installed plants to improve water quality and to enhance wildlife food sources and habitat.
- **108th Avenue Reservoir Site.** Construct a gravel path around the water reservoir site for walking and social interaction.

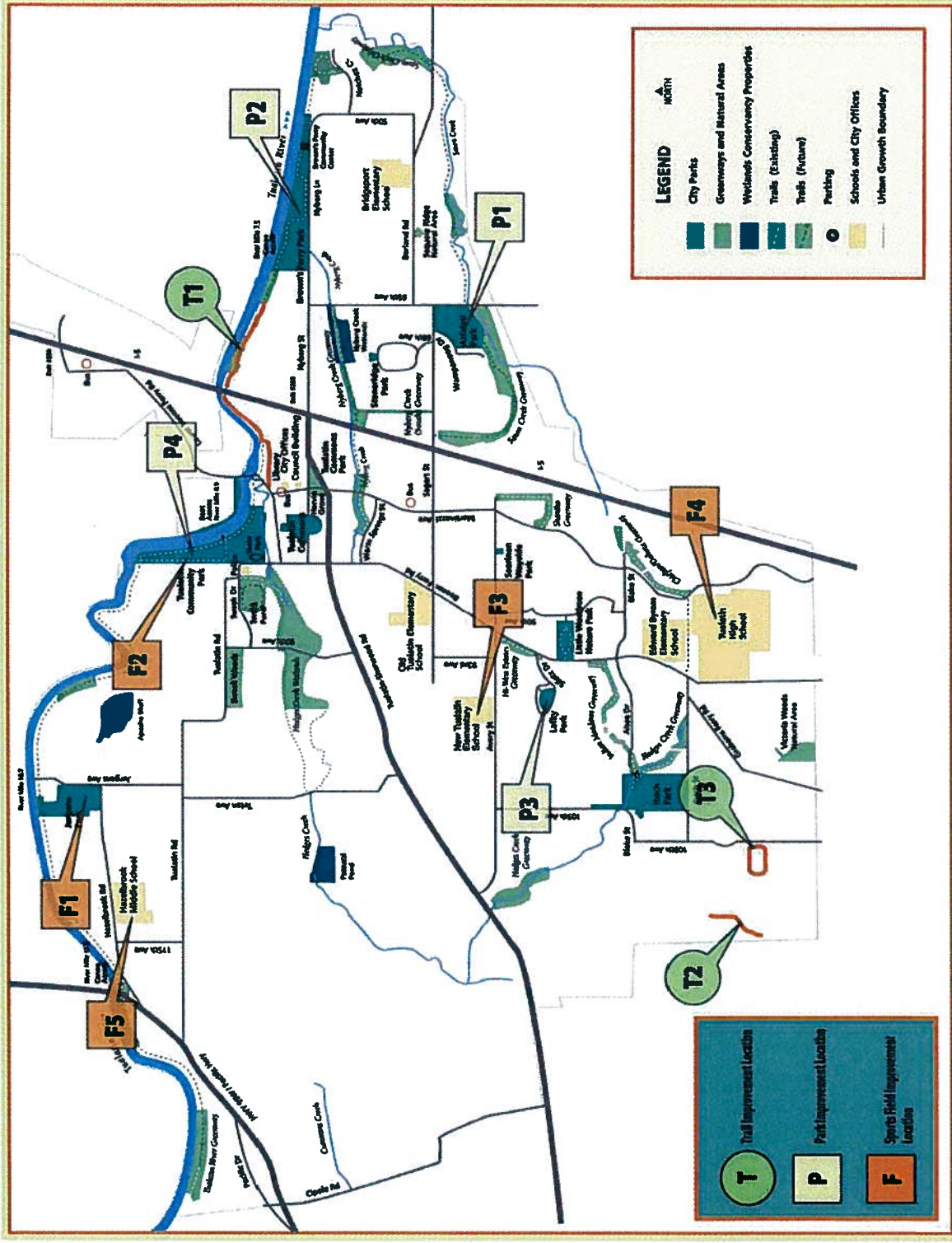
Bond measure package recommendation

The proposed bond measure package to be included on the City of Tualatin November 2008 ballot, will provide over \$49.8 million for the package of parks, recreation and trails projects as well as the construction of a community center. The bond measure package includes the following capital projects and approximate costs described in detail in this report.

▪ Community Center	\$36.9 million
▪ Trails Projects	\$2.8 million
▪ Parks Improvements	\$0.4 million
▪ Sports Fields	\$8.4 million
▪ Bond issuance/other	\$0.9 million

If passed by voters in November 2008, the 20-year general obligation bonds likely will be issued in 2009. The resulting maximum tax rate would be \$1.09 per \$1,000 of assessed value. For a household value of about \$200,000 in Tualatin, this would result in an annual cost of about \$219 per year or about \$18 per month.

City of Tualatin 2008 Potential Bond Measure Sites for Improvements to Sports Fields, Trails and Parks



Maintenance fee recommendation

The City proposes to establish a new parks maintenance fee primarily to cover costs of maintaining and operating new facilities included in the proposed 2008 bond measure. The fee also could be used to cover a limited number of improvements to and/or maintenance of existing facilities. Voters in a recent survey associated with the recreation bond measure study ranked improving existing facilities as one of the community's highest priorities.

Routine repair and maintenance activities are typically defined as those that are directed at preserving an existing allowed use or facility, without expanding the development footprint or site use.

The total annual maintenance cost of new facilities covered by the bond measure is estimated to be approximately \$1.34 million in 2008 dollars. Initial monthly park utility fees will be approximately \$9.14 for residences and \$0.65 per employee for businesses. The fee for businesses will be capped at 100 employees. Fitness clubs will be exempted from the fee. The fee will be indexed and adjusted annually to account for changes in the cost of materials, supplies and labor.

The maintenance fee would be adopted by Council in January 2009. It would generate about \$3.6 million for park maintenance projects before the proceeds of the fee become required for maintenance of the new facilities.

The fee will be automatically indexed and adjusted annually to account for changes in the cost of materials, supplies and labor. The following table and chart show estimated annual maintenance costs for the improvements included in the proposed bond measure and the calculated monthly costs to households.

Schedule for potential implementation

The approximate schedule for making the proposed improvements is as follows:

- Community Center – Acquire land, design and construct between January, 2009 and Spring, 2012
- Artificial sports field improvements – Design and construct between February, 2009 and Fall, 2009
- Park, trail and sand-based sports field improvements – Design and construct between September, 2009 and Fall, 2010

PROCESS

Process overview

In 2006, Tualatin residents came together during *Tualatin Tomorrow* to develop a community vision. One of the implementation actions identified in that plan was to “Explore development of a multi-purpose community center/sports complex with indoor and outdoor facilities at one location.” Tualatin Tomorrow also identified a number of other actions related to improving and expanding parks, trails and playing fields within the city and partnering with other organizations such as the Tigard-Tualatin School District. In December 2007, the Tualatin City Council directed city staff to explore alternative approaches to meeting these goals. In January, 2008, after assessing several potential approaches to implement and finance these new and improved facilities, the City began studying a new recreation center, sports fields (in partnership with the local schools), bicycle and pedestrian trails and park improvements. After the study is completed, the City Council will then decide whether to put a funding measure on the November 2008 general election.

The Recreation Bond Feasibility Study began with a conceptual plan. This plan described possible community center alternative components as well as improvements to fields, parks and trails within the City. As the study progressed, the plan evolved. Between January and May 2008, the City, in conjunction with a consulting team, Ad Hoc Committee, City Council and public input refined the conceptual plan into a draft improvements program. This package of parks and recreation improvements will be considered as part of a potential new bond measure in November of 2008. It would be accompanied by adoption of a new parks maintenance fee that would be used to pay for ongoing maintenance of the new and some existing facilities.

As seen in the project schedule below, City staff met regularly with the consulting team, Ad Hoc Committee, community group representatives and interested residents during the feasibility study process. To gauge public support for the potential bond measure and parks maintenance fee, three public surveys were conducted in January and May, 2008.

PROJECT SCHEDULE

Task	January	February	March	April	May	June
Public Opinion Survey #1						
Public Involvement		AHC	AHC	AHC	AHC	
Community Center Estimates		C	C			
Field Improvement Estimates		C	C	AHC		
Trail, Park and Bridge Estimates			C			
Trail						
Park						
Bridge						
Replacement/Renovation Estimates		C	C	C		
Park Maintenance Fees				C		
Public Opinion Survey #2					C	
Overall Bond Measure Calculations						C

Meetings

C = City Staff; AHC = Ad Hoc Committee

Consulting team and staff roles and responsibilities

To facilitate and advise this process, the City relied on its own staff as well as consulting staff.

The consulting team was comprised of several firms with expertise in project management, parks planning and design, landscape architecture and public opinion research. The firms and their roles are listed below.

- **Cogan Owens Cogan, LLC:** Project management, public involvement and maintenance fee and bond measure calculation
- **MIG, Inc.:** Park, trails and field site plans and cost estimates
- **Opsis Architects:** Community center space requirements and cost estimates
- **Ballard * King:** Community center program and maintenance cost estimates
- **Atlas Architecture:** Artificial surface sports field cost estimates
- **OBEC:** Bridge feasibility and cost estimates
- **Davis Hibbitts and Midghall, Inc.:** Public opinion surveys

Ad Hoc Advisory Committee

The City Council appointed an Ad Hoc Committee to advise the City on the bond measure feasibility study. The committee met four times during the project to provide guidance and feedback on program elements, site plans and cost estimates for the bond measure. The committee reviewed the results of public opinion surveys, cost estimates, maintenance fee calculations and commended on City Council recommendations for a package of proposed recreation facility improvements, as well as a proposed ballot measure package. This group consisted of over twenty residents who represent a variety of interests, listed below.

- Tualatin City Council
- Tualatin Youth Advisory Council
- Tualatin Organization of Sports (TOS)
- TPARK
- Tualatin Historical Society
- Tualatin/Durham Senior Center
- Tualatin Tomorrow
- Other Citizens

Ad Hoc Committee meeting agendas and summaries are included as appendices to this report.

City Council Involvement and Direction

As noted previously, as part of the outcome of the Tualatin Tomorrow visioning process, the City Council directed City staff to explore the feasibility of a recreation bond measure for the November 2008 ballot. The Council remained closely involved throughout all stages of the bond measure feasibility study.

City staff held regular work sessions with the Council, and provided briefings at Council meetings. Three Council members also served on the Ad Hoc Committee, to facilitate communication and feedback between these two groups. City Council members provided input and guidance on all elements of the study, including the public surveys, community center program and recommended improvements to be included in the study and incorporated in the proposed bond measure package.

Other Community and Public Involvement

City staff met with several community groups and agencies throughout the study to inform them of the study process and get their perspective on community park and recreation needs, including the following groups.

- Tualatin Organization of Sports (TOS) and representatives of other local sports organizations
- Tualatin/Durham Senior Center staff and volunteers
- City of Tigard
- Tigard/Tualatin School District
- Metro
- Loaves and Fishes, Inc. (the City's partner for senior services).

The City created a project page on its website in order to keep the public informed of the ongoing study progress. The site includes a study overview, opportunities for public input, survey summaries and draft work products such as the draft program, site plans and park maintenance fee overview.

All Ad Hoc Committee and City Council meetings were open to the public. Residents were encouraged to comment at Ad Hoc Committee meetings. Meeting notices were announced in City newsletter, the City's website and in the Tualatin Times.

The Tualatin Youth Advisory committee also surveyed approximately 600 high school students about their priorities for park and recreation facilities. The results of the survey were discussed and considered during the study process.

Public Opinion Survey Process and Results

The City hired Davis, Hibbitts and Midghall, Inc. (DHM) to conduct three random sample telephone surveys to gauge public support for new facilities and residents' willingness to pay for improvements. The survey responses were incorporated into the proposed bond measure package. Summaries of survey results are below. Detailed analyses are included as appendices to this report.

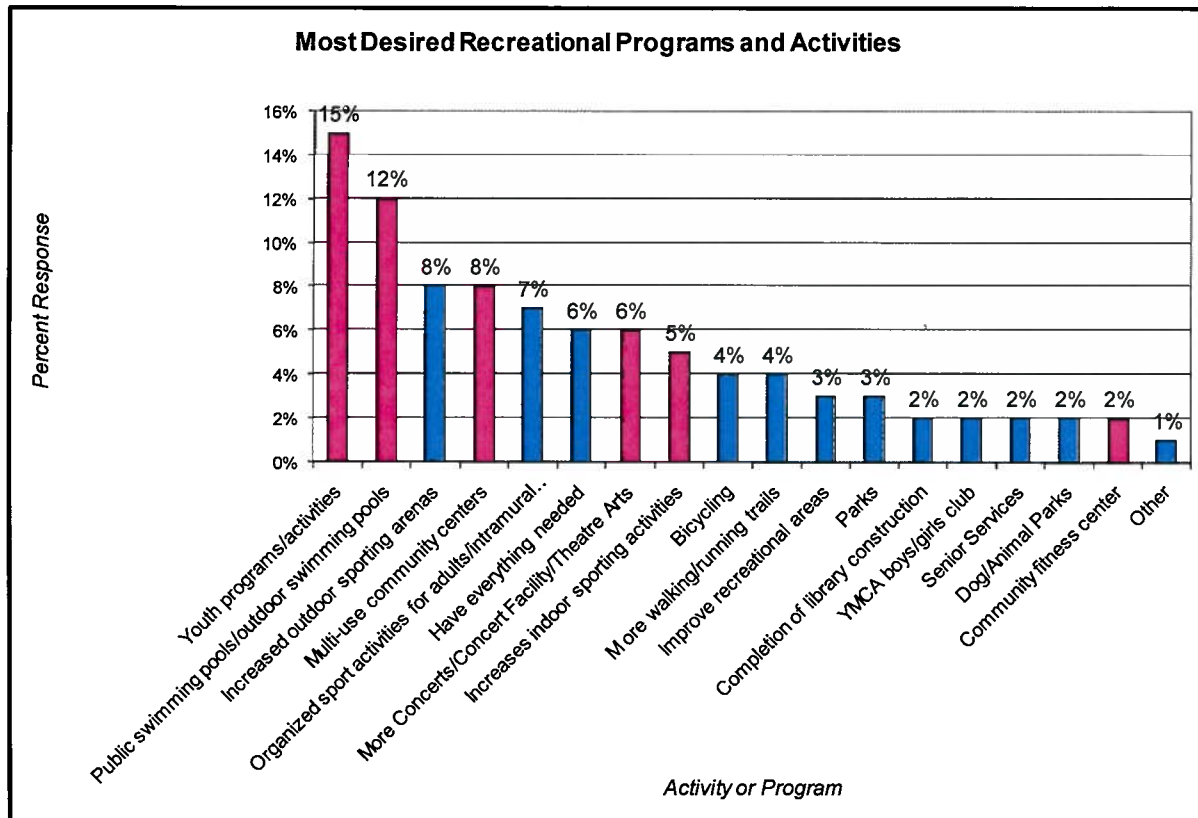
First public opinion survey – support for park & recreation facilities

The first survey was conducted in January 2008. This first survey was intended to gauge overall community support for parks and recreation and to identify priorities and willingness to pay. DHM contacted 300 city residents using a random-digit dialing process. Statistically, this number of participants is large enough to be valid and to allow analysis of demographic sub-groups. This was a community-wide survey of adults over 18. Respondents were randomly contacted by telephone using random digit dialing, enabling surveyors to reach unlisted households and minority households that may not be listed on other samples such as a registered voter list.

The first question was open-ended; residents were asked what they liked most about living in Tualatin. The two strongest and consistent values, when combining similar groupings, are a sense of

community (good neighborhoods and people, small town feeling) and convenience of Tualatin's location. A relatively high number of respondents gave answers relating to parks and recreation unaided, showing that residents place value on this aspect of living in Tualatin.

Next, respondents were asked in an open ended, unaided question which activities and programs they would like to see offered in their community. Youth activities received the most support. Programs that could be offered at a community center were mentioned by a combined 51% of respondents. A multi-use community center was specifically mentioned by 8% of the respondents. In total, 59% mention activities or programs that could be offered through a community center (youth programs, organized sport activities, swimming pools, community fitness center).



Respondents were asked their level of support for expanding recreational programs, facilities, and services in their community using a scale of very important, somewhat important, not too important, and not at all important. Overall, the youngest subgroup (age 18-34) rated all of the activities and services as more important than other subgroups. Residents living in the community for less than 11 years found it more important to build a community center, as did females and those with children. At least 70% of all subgroups found it very or somewhat important to build a community center.

Residents ages 18-54 found it more important to upgrade existing sports and athletic fields, expand bicycle and pedestrian trails, and partner with organizations to expand recreational facilities and programs than those 55 and older.

Residents with children statistically showed a greater level of support for building a community center and upgrading sports fields than those with no children.

Respondents were asked to rank how much of a priority certain recreation programs should be given if the city were only able to offer a certain number of programs or activities. Recreational activities and programs for all ages are rated as a priority, but organized activities for children and teens ranked considerably high. Scores for an indoor gym and fitness center were comparable with pedestrian and bicycle trails and natural green spaces, and were followed closely by activities for adults and seniors, a pool, and sports fields. Lower priorities include a stage, a lap pool, and a climbing wall.

Residents were asked if they would support a plan to offer more recreational programs, facilities, and services in their community at the cost of \$25 per month for the average homeowner. A majority of participants support building a community center across all subgroups, with the lowest support from residents age 55 and older and significantly higher support from younger residents. In total, 77% of residents would strongly or somewhat support building a community center and a combined 22% would oppose it.

Respondents who opposed or were unsure if they would support the funding measure were asked if they would support building a community center if it cost the average household \$10 per month. An additional 9% of respondents support the proposal at the decreased cost.

The respondents who opposed the \$25 proposal were also asked if anything would make them support the proposal. Almost a quarter of respondents opposing both proposed measures suggested that nothing could be done to gain their support, while almost another quarter were unsure what could be done to gain their support.

In summary, youth and teen programs were considered very important to residents, even among those who do not have children living in the household. Programs, activities and facilities related to a community center were mentioned as an interest and highly valued. Building a community center is ranked above expanding trails, renovating aging playgrounds, and maintaining existing parks and park facilities. A majority of those surveyed believe building a community center is very important. Support for funding a community center is high with the general population

Second public opinion survey – bond measure packages

The second community survey was conducted in early May 2008. The purpose of this survey was to assess voter attitudes towards a ballot measure to fund improvements to parks and recreation programs, facilities, and services. DHM surveyed 400 registered voters in the City of Tualatin.

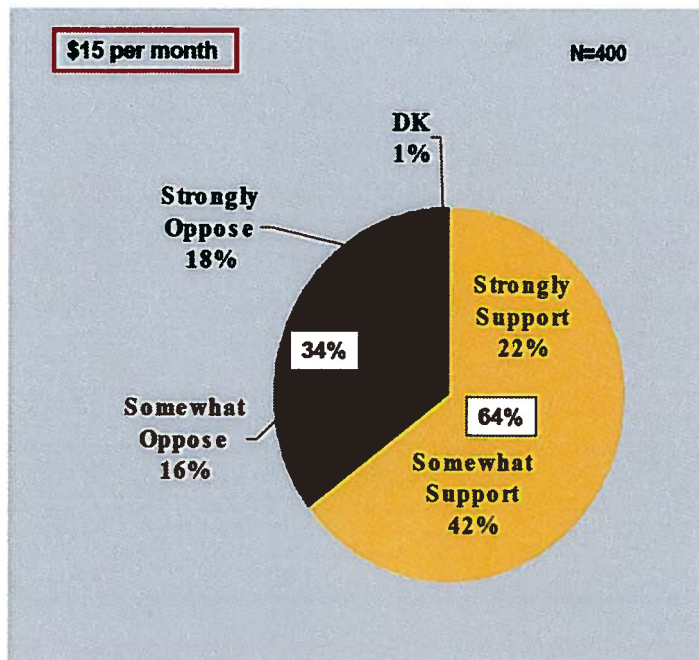
When asked how important parks and recreation activities are to their household, a majority felt that parks and recreation are important to their household and 50% rate it as very important.

Surveyors asked whether voters would support a proposal to fund a community center which would cost the average household an additional \$15 per month in additional property taxes. Almost two-thirds of voters (64%) support a proposal for a community center. Females (72%) and voters ages 18-54 (70%) are the biggest supporters of the funding package.

Almost two-thirds of voters support a proposal for a community center

Females (72%) and voters ages 18-54 (70%) are the biggest supporters of the funding package

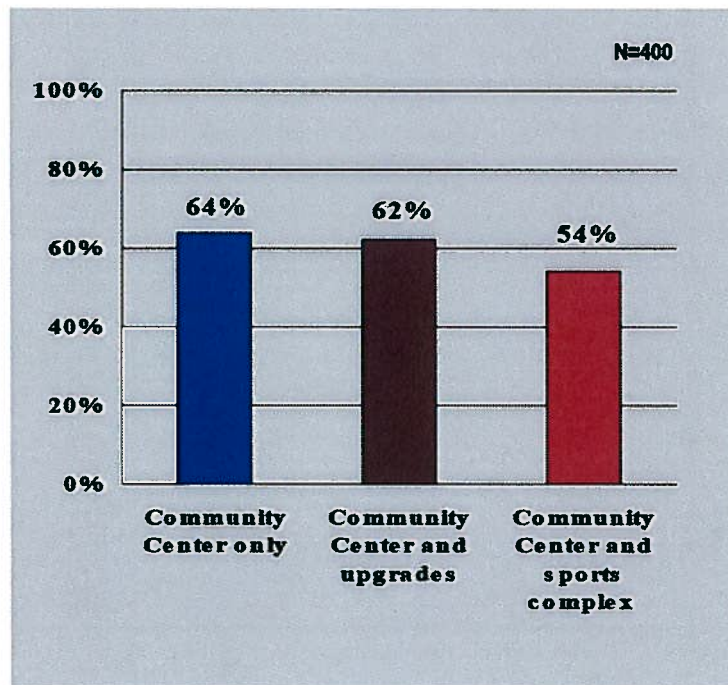
q2



Next, voters were asked if they would support a proposal to fund a community center, expand trails, enhance parks and upgrade sports fields, costing the average household an additional \$19 per month in additional property taxes. Compared to support for the previous proposal, Overall support drops two percentage points to 62%, but strong support increases by four points. Females and younger voters remain strongest supporters.

While over a majority of voters support all three proposals, the community center and center with park upgrades shows strongest support

Q2-4



When asked about a proposal for funding a community center and multi-field sports complex costing the average household an additional \$20 per month in additional property taxes, overall support dips below 60% (to 54%) compared to the other two proposals and shows the least amount of strong support (18%).

While a majority of voters support all three proposals, the community center and center with park upgrades show strongest support.

Voters were also asked to rate how important a series of park and recreational improvements or additions were to them. At least one-half of voters rate the importance of each improvement at “5” or above on the 0 to 10 scale, with the highest importance towards upgrading parks and expanding trails.

Voters are split between a community center and trails as the most important park and recreation improvement. Residents in the NW and SW areas of the City prefer a community center while eastside residents prefer trails.

Residents were asked about their level of support for incorporating senior programs into the community center. Support for incorporating a senior program in the proposed community center is high with at least 70% support across all demographic groups.

Voters were asked whether they would support a utility fee of \$15 per month for new and existing park maintenance. Voters are split about the use of a utility fee for park maintenance, with 48% supporting it, 49% not supporting it, and 3% unsure.

At least eight out of ten voters value incorporating green practices into the maintenance and design of parks and recreation programs, facilities, and services.

In summary, voters in Tualatin place high value on parks and recreation and are particularly interested in a community center and trail expansions. Voters similarly support a proposal for a community center, and one for a community center and upgrades (including trails, parks, and sports fields). The proposal for a community center and multi-field sports complex show the least amount of support among the three proposals. Voters are split on the use of a utility fee for park maintenance. There is high support for incorporating senior programs into the proposed community center, and for green and renewable building practices.

Third public opinion survey – proposed bond measure and maintenance fee

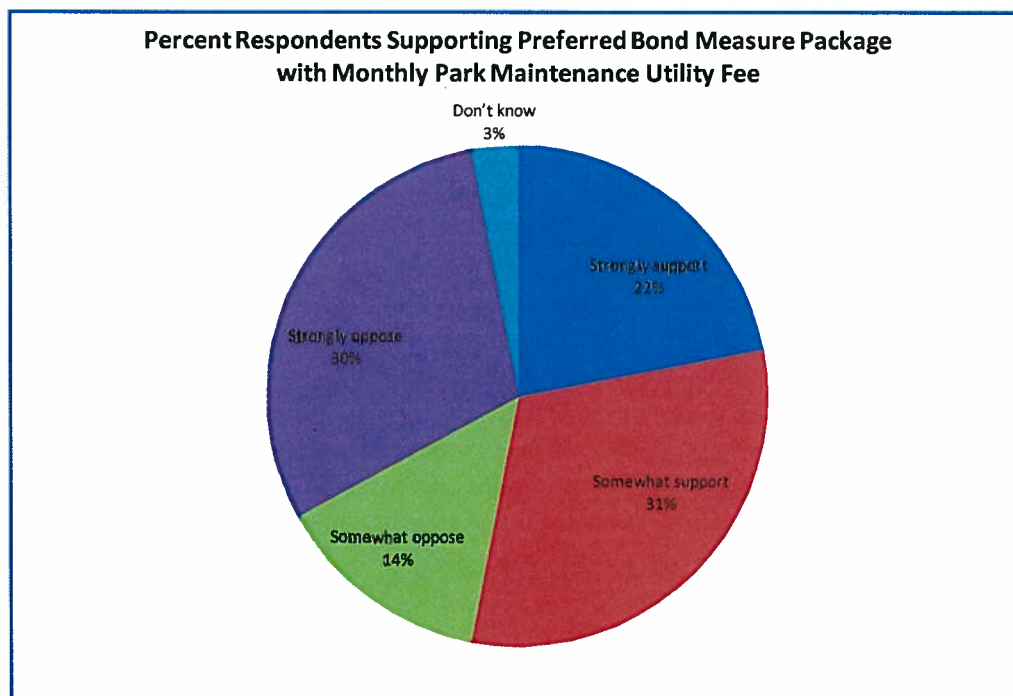
The Tualatin Ballot Measure telephone survey of 300 voters was conducted between May 16 and 18, 2008 and averaged about four minutes. This survey had a sufficient sample sizes to assess voter opinions generally and to review findings by multiple subgroups including gender, age, and area of Tualatin. While current events may not always impact public opinion, it is worth noting that the survey was conducted with heightened media attention towards a potential national economic recession, including nationwide mortgage foreclosures and gas prices approaching \$4.00 per gallon.

Respondents were contacted by telephone using a registered voter list for the City of Tualatin. In gathering responses, DHM employed quality control measures, including questionnaire pre-testing, callbacks, and validations. The questionnaire included a mix of

open and close-ended questions. There were additional quotas by age, gender, and area of the city based on the total voter population for the City of Tualatin to ensure a representative sample. For a sample size of 300, the margin of error is +/-5.6%, at the 95% confidence level.

Voters were asked if they would strongly support, somewhat support, somewhat oppose, or strongly oppose a measure to fund improvements to parks and recreation services in Tualatin, including a community center and parks and trail upgrades that would cost homeowners about \$1.20 per 1,000 dollars of assessed home value per month, along with a monthly \$15 maintenance fee paid by all households in Tualatin. The maintenance fee was described as being in addition to and a separate funding source from the ballot measure.

Over one-half of voters (54%) supported the proposed measure and maintenance fee, with 22% of voters “strongly” supporting it and 31% “somewhat” supporting it. There was a statistically significant difference in “strong” support between females (29%) and males (15%). There was also a significant difference in support between age groups, with voters ages 55 and above showing the lowest amount of support (38% compared to 71% for ages 18-34 and 60% ages 35-54). These were very consistent findings with prior studies where females and those aged 18-54 showed the highest support.



Those voters who somewhat supported or opposed the measure and maintenance fee were asked if they would strongly support, somewhat support, somewhat oppose, or strongly oppose the same measure with a reduced maintenance fee of \$9 per month (Q2). Voters who strongly supported the \$15 maintenance fee were not asked this question – it’s safe to

assume that these voters would also support the \$9 fee. Table 6 reflects support by demographic groups:

Note: The following percentages combine “strong” support from the \$15 maintenance fee.

Table 6
Support for Community Center and Upgrades and a \$9 Monthly Maintenance Fee

Demographics	Support	Oppose
Female	63%	34%
Male	52%	45%
18-34	77%	17%
35-54	62%	36%
55+	43%	53%
East Tualatin	63%	37%
NW Tualatin	59%	38%
SW Tualatin	57%	40%
Total	58%	39%

Source: Davis, Hibbitts, & Midghall, Inc. May 2008

Voter support among 18-34 year olds (77%) and 35-54 year olds (62%) differed significantly from voters ages 55 and above (43%). Support was also quite high among females (63%). While support did not differ significantly by area of Tualatin, voters living in East Tualatin (63%) had slightly higher levels of support than those voters living in NW Tualatin (59%) and SW Tualatin (57%).

It should be noted that in the prior Tualatin Parks and Recreation Packages survey, there were lower levels of support for a community center and upgrades in East Tualatin (58%) than in NW Tualatin (67%) and SW Tualatin (62%) (Q3). There were also lower levels of support for the \$15 utility fee in East Tualatin (39%) than NW Tualatin (56%) and SW Tualatin (46%) (Q11).

Main reasons voters gave for supporting the ballot measure and monthly maintenance fee (both \$15 and \$9) included:

- Benefits entire community (28%)
- Additional paths/trails (23%)
- It's necessary (16%)
- Approve measure-generally (16%)
- Keep youth active (13%)
- More sports fields needed (7%)
- For better health (7%)
- My children utilize parks and recreation / family oriented / indoor facility / need more pools / improve quality of life (6%)

Main reasons voters gave for opposing the measure and \$9 monthly maintenance fee included:

- Increase in taxes/total cost (62%)
- Facilities already available (16%)

- Funds are misused (13%)
- Should be private industry (6%)

The top two reasons cited for opposing the ballot measure and \$15 monthly maintenance fee in this survey were similar to the top reasons cited for opposing the ballot measures proposed in the Tualatin Parks and Recreation Packages survey.

Summary and General Observations from All Surveys

The surveys showed that households in Tualatin place a high value on parks and recreational activities. At least 50% of voters rated the importance of parks and recreation between 8 and 10 on a scale of 0 to 10, with 10 being extremely important. Many households visited parks and/or participated in recreation programs in Tualatin – over 50% did so 13 or more times within the last year.

Parks, trails, and a community center were the most important improvements to voters in Tualatin. Voters consistently chose these three options in multiple questions for park priorities, level of importance, and in the proposed ballot measure tests.

While voters rated sports fields and a sports complex above average in importance, these two areas had lower support compared to parks, trails and a community center. The proposed ballot measure with sports fields also had the least amount of support. The measures showed:

- 1) community center only: 64% in support
- 2) community center and upgrades to parks, trails and sports fields: 62% support
- 3) community center and multi-field sports complex: 56% support

Largest supporters of the proposed measure(s) were females, voters ages 18-54 (and stronger among those ages 18-34), and residents of NW Tualatin.

Voters were split on the maintenance fee to pay for existing parks and to maintain the new community center – 48% support vs. 50% opposed. Strongest support came from NW Tualatin (56%), voters ages 18-54 (52%), and residents of 10 years or less (53%). No other subgroup supported the maintenance fee above 50%.

In testing the proposed ballot measure for a community center and upgrades to parks, trails and sports fields in conjunction with a proposed \$15 maintenance fee, voters overall supported the measure but with only a slight majority of 54%. Total support increased to 58% with a reduced maintenance fee of \$9.

A large majority of Tualatin voters support the concept of user fees for programs in the proposed community center, incorporating a senior program into the new center, and using green building designs.

FACILITY RECOMMENDATIONS

Summary

The recommended parks and recreation program includes a community center, pedestrian and bicycle trails, park improvements, sports fields including minor park enhancements, repairs and maintenance. Specific improvements are outlined in more detail in the following section. Appendices to this report also include site maps and detailed cost estimates for each improvement project.

- **New Community Center** – A 73,000 square foot facility including a leisure pool with 3 lap lanes, outdoor spray ground, party room, gymnasium, track, senior lounge, preschool area, arts & crafts room, community room/kitchen, weight/CV area, aerobics/dance room, locker rooms and administration area. It would provide indoor recreation activities, provide meeting and classroom space and serve as a community gathering space to increase social interaction.
- **Trail Improvements** – Connections to the existing Tualatin Greenway Trail between Brown's Ferry Park and Tualatin Community Park, as well as new trails near the Koller Wetlands and 108th Avenue Reservoir.
- **Park Improvements** – Upgrades to facilities at Tualatin Community Park, Atfalati Park, Lafky Park, Brown's Ferry Park, a new Community Gardens facility and other minor upgrades and enhancements.
- **Sports field improvements** – Upgrades to fields in city parks and Tigard-Tualatin School District facilities to upgrade playing surfaces or construct new fields at Jurgens Park, Tualatin Community Park, New Tualatin Elementary School, Tualatin High School and Hazelbrook Middle School.

Program Descriptions and Capital Cost Estimates

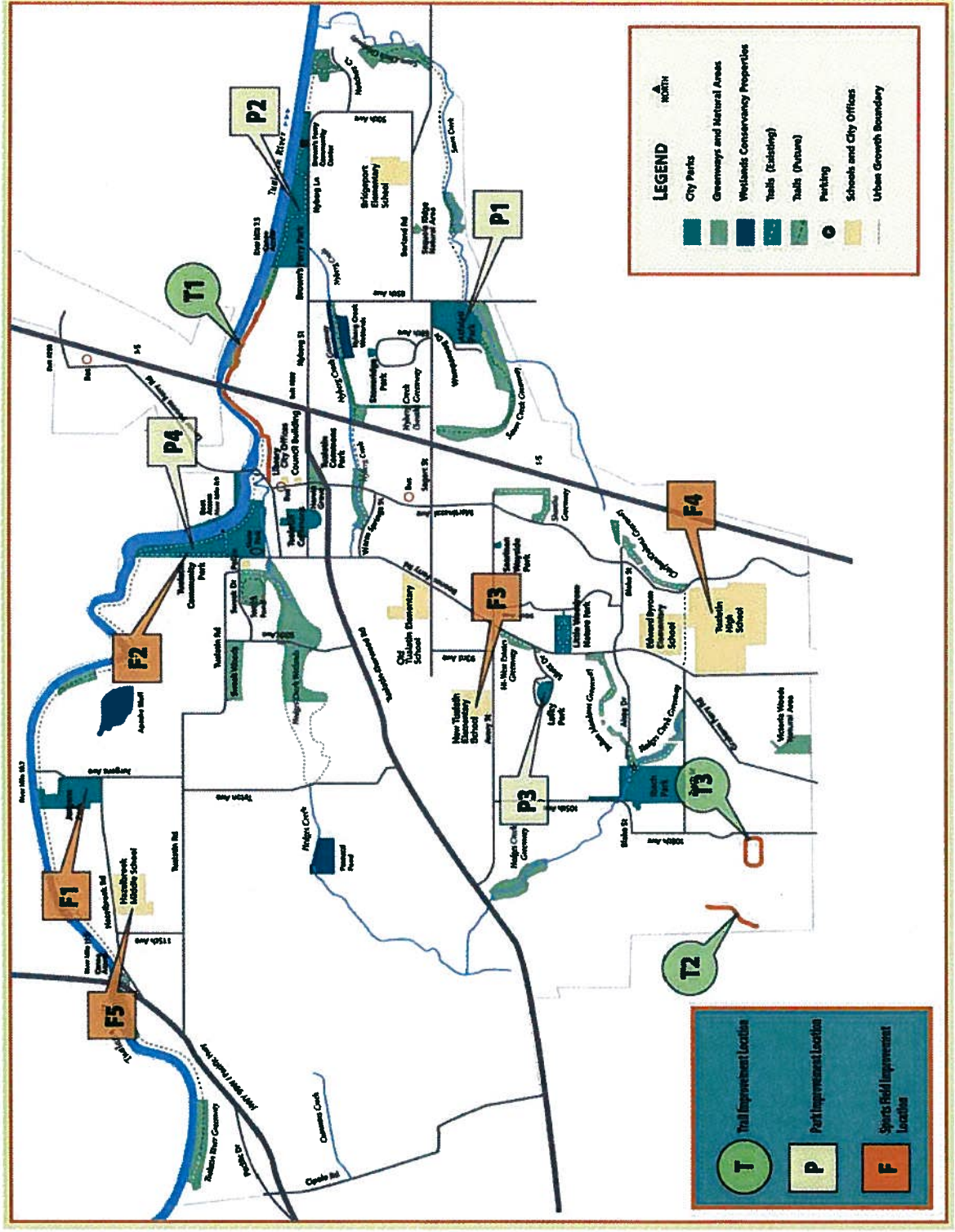
Community center

This new facility would focus primarily on providing opportunities for indoor recreation activities. It also would provide meeting and classroom space and also serve as a community gathering space to increase social interaction. The center consists would be approximately 73,000 square feet in size and include a gymnasium with an indoor walking and jogging track, weight/cardio-vascular area, aerobics/dance room, leisure pool with 3 lap lanes, outdoor spray ground, party room, track, senior lounge, preschool area, arts & crafts room, community room/kitchen, locker rooms and administration area.

The elements proposed for this center were based on consultation with community facility designers, city council members, youth group representatives and Ad Hoc Committee members. The community center is intended to active recreation opportunities, community gathering spaces, and facilities for people of all ages.

Although reduced scale options for the center were considered during the feasibility study, a full-scale option was chosen. This option has the most potential to cost-effectively generate revenue through user fees and reduce the amount of money needed from other funds such as the city's proposed new maintenance utility fee.

City of Tualatin 2008 Potential Bond Measure Sites for Improvements to Sports Fields, Trails and Parks



The community center will include the following elements:

- Building Support - Reception, vending, maintenance, storage, changing and locker rooms
- Facility offices - Staff offices, break rooms, storage/supply and meeting/conference room
- Recreation - Cardio/weight, fitness assessment, gym, elevated track, restrooms, first aid, indoor aquatics
- Community - Lobby, community room, teen hangout, multi-purpose party & crafts rooms, adult/seniors facility, aerobics/dance, juice bar, child watch

The following table shows the preliminary space program with approximate square footages.

A Operations - Building Support		
A.01	Reception/Access Control/Registration	300
A.02	Vending Alcove	150
A.03	Locker Rooms - Men's	1,500
A.04	Locker Rooms - Women's	1,700
A.05	Changing/Restrooms - Men's	0
A.06	Changing/Restrooms - Women's	0
A.07	Family/Special Needs Locker Vestibule	300
A.08	Family/Special Needs Changing Rooms (4 x 120sf)	480
A.09	General Building Storage	300
A.10	Maintenance/Storage/Workroom	500
	Subtotal - Building Operations Spaces	5,230
B Operations - Facility Offices		
B.01	Facility Manager Office	140
B.02	Assistant Facility Manager / Operations	120
B.03	Program Coordinator's Office (2 @ 120sf)	240
B.04	Secretary/Receptionist (2 @ 80sf)	160
B.05	Program Staff (4 @ 80sf)	320
B.06	Meeting/Conference Room	300
B.07	Staff Break room	280
B.08	Staff Restroom - Unisex	60
B.09	Workroom/Storage/Supplies	300
	Subtotal - Facility Offices	1,920
C Admissions - Recreation Spaces		
C.01	Cardiovascular/Weight Room	3,500
C.02	C/W Storage	50
C.03	Fitness Assessment Room	150
C.04	Multi-Use Gymnasium (2 courts @ 50'x 84')	13,000
C.05	Gymnasium Storage (equipment/portable stage)	700
C.07	Elevated Walk/Jog Track (gym mezzanine)	6,000
C.08	Multi-Use Leisure Pool w/ 3 exercise lanes (water area @ 4,500sf)	9,000
C.09	Spa/Hot Tub (water surface 200 sf)	200
C.10	Aquatic Supervisor's Office	120
C.11	Pool Office (Assistant Pool Manager/Head Guard)	140
C.12	First Aid Room	80
C.13	Lifeguard Room	300

C.14	Pool Storage	300
C.15	Pool Mechanical Room/Surge Tanks/Pumps	1,000
C.16	Pool Heater Room	200
C.17	Pool Filtration Room	150
C.18	Restroom - Men (upper level)	200
C.19	Restroom - Women (upper level)	200
	Subtotal - Recreation Spaces	35,290
D Programs - Community Spaces		
D.01	Lobby/Lounge	800
D.02	Deli-Juice Cart/Café Seating	600
D.03	Community Room - 166 seated (3-room divisible)	3,000
D.04	Community Room Courtyard	0
D.05	CR Storage (tables, chairs)	500
D.06	CR Activities Storage (2 alcoves @100sf)	200
D.07	CR Commercial/Teaching Kitchen	800
D.08	CR Senior Pantry/Secure Storage	300
D.09	CR Public Restroom - Men	300
D.10	CR Public Restroom - Women	300
D.11	Teen Hangout (w/ game room)	2,000
D.12	Adult/Senior Lounge (w/ game room)	1,500
D.13	A/S Restroom - ADA	60
D.14	A/S Storage	100
D.15	A/S Reception/Service Counter (2 workstations)	160
D.16	A/S Office	120
D.17	Shared-Technology Center (disperse thru facility)	0
D.18	Child Watch Activity Room	900
D.19	Child Watch Activity Storage	80
D.20	CW Restroom (2 @30 sf each)	60
D.21	Multi-Purpose/Party Room (2 @ 350sf)	700
D.22	Multi-Purpose/Party Room Storage	60
D.23	Multi-Purpose/Arts-Crafts Classroom	1,000
D.24	MP/AC Classroom Storage (quilt storage)	300
D.25	Aerobics/Dance Studio	1,800
D.26	A/D Studio Storage	300
	Subtotal - Community Spaces	15,940
	Efficiency factor	80%
	Total Net Assignable Area	58,380
	Building Grossing Efficiency Space Requirement	15,595
	Total Gross Building Area	73,975
Exterior Site Requirements and Amenities		
	Parking Requirement (3.4 stalls/1000sf)	251
	Exterior Walk/Jog Track (1/4mile)	
	Outdoor Uncovered Multipurpose Courts and Other Outdoor Facilities	TBD
	Outdoor Spray Park	3,000

Community Center element	Area	Cost
A Operations - Building Support	5,230	\$1,356,000
B Operations - Facility Offices	1,920	\$412,000
C Admissions - Recreation Spaces	35,290	\$7,844,750
D Programs - Community Spaces	15,940	\$3,719,500
E Additional interior spaces (hallways, mechanical, etc.)	14,595	\$2,700,075
E Exterior facilities (parking, spray park, path, courts)		\$3,224,773
F Land acquisition		\$5,000,000
G Other costs (permits, fees, design, contingency, etc.)		\$9,837,703
H Escalation		\$2,782,136
TOTAL COST		\$36,876,936

Sports Fields

The bond measure improvement package includes renovations to fields in five locations, totaling approximately \$8.5 million. Three of the sites belong to the Tigard/Tualatin School District and would be jointly developed and used by both the City and the School District. Improvements to these facilities would allow for expanded public use of these facilities during non-school use times. This approach was favored by the Council and AHC because it creates financial efficiencies and benefits students, sports groups and the broader public.

Sites for sports field improvements were chosen in consultation with TOS and other sports organizations whose priorities were to increase the number and quality of playing fields in the City. Proposed improvements include the following:

- **Jurgens Park North Field Installation.** This project would create a new sand-based soccer field in the open lawn area in the northern portion of the park. Improvements would include new irrigation and drainage systems.
- **Tualatin Community Park North Field Renovation and Dog Park.** This project would upgrade the existing field from soil base to sand base and add a drain system and irrigation.

This project also includes a new dog park at the north end of Community Park, including adding fencing, improving surface materials, adding pathways, improving drainage, providing drinking water and adding signage.

- **New Tualatin Elementary School Field Renovation and Expansion.** This project would upgrade the existing school lawn area to playing fields for softball, youth baseball, soccer, football, and lacrosse. The fields would incorporate a sand base and new drainage and irrigation systems. The project also would create a pathway around the sports fields and add a drinking fountain.
- **Tualatin High School Softball/Soccer Field Renovation.** Upgrade the existing soil field to all-weather artificial turf, significantly extending the usable hours of the facility, allowing greater use and lowering maintenance costs.
- **Hazelbrook Middle School Field Renovations.** Create a new sand-based soccer and football field within the existing track, as well as a youth softball/baseball field south of the track. Improvements also would include a new drainage and irrigation system.

The following table summarizes the construction costs associated with the proposed sports field projects.

Projects		Capital Costs
1)	Jurgens Park Sports Fields	\$ 499,113
2)	Tualatin Community Park North Sports Fields and Dog Park	\$ 479,487
3)	New Tualatin Elementary School Sports Fields	\$ 2,135,247
4)	Tualatin High School Sports Fields	\$ 3,713,293
5)	Hazelbrook Middle School Sports Fields	\$ 1,650,047
Total Base Cost Estimate		\$ 8,477,188

More detailed cost estimates and site plans are included in Appendices 1-3.

Trails

The bond measure package includes three trail improvement projects. The first will connect segments of the existing Tualatin River Greenway between Brown's Ferry Park and Tualatin Community Park. The other two projects will create new trails along unique community features. Total capital cost for the trail projects is \$2.8 million.

- **Tualatin River Greenway.** Extend the riverside pathway to connect Brown's Ferry Park to Tualatin Community Park. This would be accomplished by linking existing paths at 65th avenue westward under 1-5 along the river, around the new library and connect to Community Park via sidewalks. This will further the creation of a system of pathways connecting natural areas, parks, and other public facilities.
- **Koller Wetland Pond.** Proposed improvements would construct a gravel path and wildlife viewing platform along the shoreline of this natural resource between Gram Street and Cowlitz Drive.

Native plants would also be installed plants to improve water quality and to enhance wildlife food sources and habitat.

- **108th Avenue Reservoir Site.** This project would include constructing a gravel path around the water reservoir site for walking and social interaction.

The following table summarizes the construction costs associated with the proposed sports field projects.

Proposed Trail Projects	Capital costs
1) 65th Avenue to Community Park	\$ 1,780,502
2) Koller Wetland Pond	\$ 686,912
3) 108th Reservoir	\$ 305,662
Total Trail Costs	\$ 2,773,076

More detailed cost estimates and site plans are included in Appendices 1-3.

Park Improvements

The proposed bond measure would fund improvements to four City parks and cover miscellaneous minor renovations and enhancements, for a total capital cost of approximately \$370,000. The parks project will improve facilities at Atfalati, Brown's Ferry and Lafky Park, the creation of a community garden program and installation of a dog park in Tualatin Community Park.

- **Atfalati Park.** This proposed project would renovate the existing playground surfacing at two sites and install new playground equipment as well as a sand wash-off fountain. These improvements are intended to increase safety for park users and upgrade the playground.
- **Brown's Ferry Park.** These proposed improvements would consist of installing a hard surface and terraced seating at amphitheater. These improvements will improve the quality of the amphitheater, reduce maintenance costs and extend the life of the facility.
- **Community Gardens.** As proposed, this item would create a Community Gardens program that works to build community through organic gardening, food production and improving nutrition. Approximately 12-25 plots would be built at a location to be determined.
- **Lafky Park.** This project would remove the existing aging playground and replace it with new equipment to improve safety for children and provide a higher-quality experience and provide accessibility to people of all abilities in compliance with the Americans with Disabilities Act (ADA).
- **Tualatin Community Park.** The improvements to this facility are described above under sports fields.
- **Other Minor Renovations and Enhancements.** Other needed improvements would be made on an as-needed basis with direction from community services staff, the City Council and other community members.

The following table summarizes the construction costs associated with the proposed sports field projects.

Project	Capital costs
1) Atfalati Park	\$ 138,372
2) Brown's Ferry Park	\$ 82,269
3) Lafky Park	\$ 103,559
4) Tualatin Community Park (costs included in Sports Fields Summary Table)	
5) Community Gardens	\$ 54,048
Total Park Improvements	\$ 378,248

More detailed cost estimates and site plans are included in Appendices 1-3.

Operating and Maintenance Costs

Community center

The annual maintenance costs for the community center are estimated to be about \$1.38 million. Personnel costs account for over half of these annual costs. These expenses include community center management, maintenance, administration and service staff. Other significant annual costs include utilities, water and sewer service and insurance. Maintenance costs for the community center grounds and landscaping also are included in these estimates and assumed to be about \$20,000 per year.

Net maintenance costs for the community center assume the City will realize cost savings by moving senior services out of the existing senior center and incorporating them into the new community center.

Community Center Maintenance Costs		
	Annual Cost	% of Total
Commodities	\$87,000	6%
Contractual Services and Utilities	\$559,968	39%
Capital Replacement Fund	\$25,000	2%
Personnel Costs	\$772,001	53%
Total Maintenance Costs	\$1,443,969	
Reduced Senior Center Costs	\$66,000	
Net Maintenance Costs	\$1,377,969	

Sports field improvements

Annual maintenance costs for the proposed sport fields are estimated at \$185,155. The replacement fund for the artificial turf at Tualatin High School accounts for almost half of this total. Routine maintenance costs include park maintenance staff, maintenance contracted through outside service providers for periodic maintenance (e.g., aerating the soil) as well as utilities and materials.

Sports Fields Maintenance Costs	Jurgens	TCP North Field	New Tualatin Elementary (Sand)	Tualatin High School	Hazelbrook	Total
Parks Maintenance	\$10,830	\$20,070	\$26,310	\$4,800	\$29,300	\$91,310
Field Replacement Fund	\$0	\$0	\$0	\$91,465	\$0	\$91,465
Building Maintenance	\$0	\$0	\$0	\$0	\$0	\$0
Field Monitors	\$0	\$0	\$0	\$2,380		\$2,380
GRAND TOTAL	\$10,830	\$20,070	\$26,310	\$98,645	\$29,300	\$185,155

Sports Fields Maintenance Costs	Jurgens	TCP North Field	New Tualatin Elementary	Tualatin High School	Hazelbrook	Total
Parks Maintenance						
Personnel - Regular	\$985	\$6,915	\$2,116	\$0	\$2,116	\$12,131
Personnel - Temporary	\$0	\$0	\$844	\$0	\$844	\$1,688
Benefits (Regular)	\$445	\$1,455	\$955	\$0	\$957	\$3,812
Benefits (Temp)	\$0	\$0	\$143	\$0	\$143	\$287
Botanical and Chemical	\$1,500	\$1,200	\$2,700	\$0	\$3,250	\$8,650
Utilities	\$1,500	\$3,900	\$7,952	\$4,800	\$8,550	\$26,702
Contracted Repair and Maintenance	\$6,400	\$2,600	\$11,600	\$0	\$13,440	\$34,040
Replacement	\$0	\$4,000	\$0	\$0	\$0	\$4,000
Total Expenditures	\$10,830	\$20,070	\$26,310	\$4,800	\$29,300	\$91,310
Field Replacement Fund						
Replacement**	\$0	\$0	\$0	\$91,465	\$0	\$91,465
Total Expenditures	\$0	\$0	\$0	\$91,465	\$0	\$91,465
Personnel - Temporary				\$2,030		\$2,030
Benefits				\$350		\$350
Total Expenditures	\$0	\$0	\$0	\$2,380		\$2,380
GRAND TOTAL	\$10,830	\$20,070	\$26,310	\$98,645	\$29,300	\$185,155

Trail improvements

Trail maintenance costs for the three proposed projects are estimated to be \$61,040 annually. Routine maintenance includes cleaning, landscaping, and arborist services. The costs for the Tualatin Greenway improvements are shown below as two separate segments.

TRAILS MAINTENANCE	TRG 65th under I-5	TRG I-5 to BFR	Koller Pond Gram to Cowlitz	108th Reservoir Trails	Total
Parks Maintenance					
Personnel Regular	3,836	3,836	2,560	2,560	12,791
Benefits (Regular)	1,725	1,725	1,150	1,150	5,749
Benefits (Temp)	0	0	0	0	0
Botanical and Chemical	5,000	500	5,000	1,500	12,000
Utilities-City Parks	4,200	4,200	4,200	0	12,600
Contracted Repair and Maintenance	5,300	7,300	5,300	0	17,900
Replacement	0	0	0	0	0
Total Expenditures	20,060	17,560	18,210	5,210	61,040

Park improvements

Total annual maintenance costs for the proposed park improvements are estimated to be \$8,347. No maintenance costs are associated with the Atfalati play structure or the renovated water fountain in Lafky Park. The Community Garden maintenance costs are the highest of the proposed improvements. The gardens will require regular maintenance, soil and water.

PARKS MAINTENANCE DIVISION EXPENDITURES	Atfalati Park	Brown's Ferry Park	Lafky Park	Community Garden	Total
Parks Maintenance					
Personnel - Regular	0	0	0	1,282	1,282
Personnel - Temporary	0	845	0	0	845
Benefits (Regular)	0	0	0	575	575
Benefits (Temp)	0	145	0	0	145
Botanical and Chemical	0	0	0	1,000	1,000
Utilities	0	0	0	3,500	3,500
Contracted Repair and Maintenance	0	500	0	500	1,000
Replacement	0	0	0	0	0
Total Expenditures	0	1,490	0	6,856	8,347

FUNDING RECOMMENDATIONS

Two sources of revenues would be used to finance the facility-related costs described in the previous sections:

- Sales of general obligation bonds, which would require voter approval for a bond measure in the November 2008 election, would be used to pay for the capital costs of new and improved facilities
- A new park maintenance utility fee which could be adopted by City Council subsequent to passage of a bond measure would cover the ongoing maintenance costs of these facilities and maintenance of some existing park and recreation facilities.

These financing measures are described in the following two sections.

Bond Measure Summary

The proposed bond measure package to be included on the City of Tualatin November 2008 ballot, will provide over \$49 million in capital funds over 20 years for the package of parks, recreation and trails projects as well as the construction of a community center. The bond measure package includes the following capital projects and costs described in detail in this report.

▪ Community Center	\$36.9 million
▪ Trails Projects	\$2.8 million
▪ Parks Improvements	\$0.4 million
▪ Sports Fields	\$8.4 million
▪ Bond issuance/other	\$0.9 million

The projects included in the bond measure were recommended by Council based on input from the AHC, Community Services Staff and other community groups and residents.

If passed by voters in November 2008, the 20-year general obligation bonds likely will be issued in 2009. The resulting maximum tax rate would be \$1.09 per \$1,000 of assessed value. For a household value of about \$200,000 in Tualatin, this would result in an annual cost of about \$219 per year or about \$18 per month. Cost include those associated with facility upgrades and improvements, as well as the cost of issuing the bonds and conducting this and other studies needed to assess the feasibility of and implement the bond measures ballot initiative.

The components of the bond measure cost (based on the maximum tax rate under the bonds) for a \$200,000 home are summarized in the following table.

Project	Average annual cost	Average monthly cost
New community center	\$163.59	\$13.63
Trail improvements	\$12.30	\$1.03
Park improvements	\$1.68	\$0.14
Sports field improvements	\$37.61	\$3.13
Study, administrative and other costs	\$4.03	\$0.33
Total	\$219.21	\$18.27

Park maintenance utility fee

Like many cities throughout Oregon, the City of Tualatin faces challenges in maintaining and operating city materials and meeting expectations of the public related to the quality and condition of its facilities. If approved, the bond measure described in detail above will provide capital funding for a package of park, trail, and sport field improvements as well as the development of a new community center. To fund the additional costs for providing ongoing maintenance for these new facilities, the City has explored the feasibility of adopting a new parks maintenance utility fee.

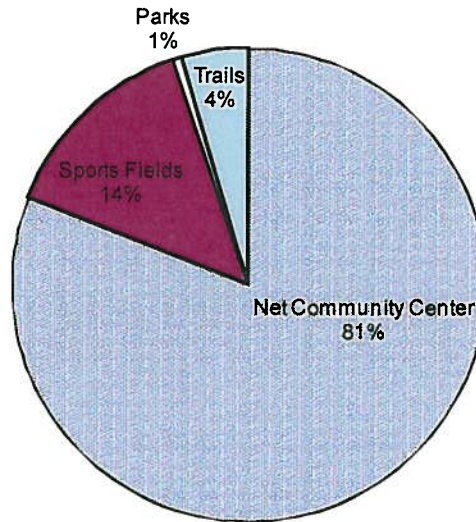
The parks maintenance fee is intended primarily to cover costs of maintaining and operating new and improved facilities included in the proposed 2008 bond measure. The fee would cover maintenance costs associated with improvements to parks, trails and sports fields. It also would cover the majority of maintenance costs for the new community center, although user fees would cover some of the maintenance costs for that facility.

The fee also could be used to cover some improvements to and/or maintenance of existing facilities. Voters in a recent survey associated with the recreation bond measure study ranked improving existing facilities as one of the community's highest priorities.

The total annual maintenance cost of new facilities covered by the bond measure is estimated to be approximately \$1.34 million in 2008 dollars. Initial park utility fees will be approximately \$9.14 for residences and \$11 for multi-family residences and \$0.65 per employee for businesses. The fee for businesses will be capped at 100 employees. Fitness clubs will be exempted from the fee.

The fee will be automatically indexed and adjusted annually to account for changes in the cost of materials, supplies and labor. The following table and chart show estimated annual maintenance costs for the improvements included in the proposed bond measure and the calculated monthly costs to households.

Park Maintenance Fee Components



Maintenance Fee Calculations		
Item/Calculation	Annual Costs	Monthly costs
Total population	26,548	
Estimated costs		
Community Center	\$1,147,706	
Reduced Senior Center Costs	-\$66,000	
Net Community Center	\$1,081,706	
Sports Fields	\$185,155	
Parks	\$8,347	
Trails	\$61,040	
Total	\$1,336,248	
Costs assessed to residents	\$1,175,898	
Costs assessed to employees/businesses	\$160,350	\$3.79
Total cost per person	\$46	\$3.79
Cost per household	\$110	\$9.14
Average cost per employee	\$110	\$0.65

The fee will be administered by the City's Finance Department and will be included in the water bills sent to city residents. Each residential unit in the City will be charged according to a two-tiered fee schedule for single-family residential and multi-family residential units. The fee structure is based on average household size by type of unit in the City.

Methodology and Calculations

The fee has been calculated to cover estimated annual costs associated with maintenance of all new trails, sports fields and park facilities to be built or improved with the bond measure proceeds, as well as the majority of maintenance costs for a proposed new community center. Costs will include ongoing, routine maintenance, and major renovations or replacement of facility elements or equipment.

The following steps briefly describe the method used to calculate these fees.

- Estimated the total 2009 population (year in which the fee will begin to be assessed), using the most recent population estimates from Portland State University and projected growth rate from Metro (about 1 percent per year). The estimated 2009 population is 26,548.
- Estimated the number of people employed by businesses in Tualatin using business license data.
- Identified the types of park and recreation facilities of most benefit to businesses and the portion of the maintenance fee associated with these facility improvements.
- Divided the total maintenance costs by the population to estimate a fee per person of approximately \$3.79 per person per month.
- Multiply the per person fee by the average household size for a residential fee of \$9.14 per month for residential dwellings.
- Divided the number of employees in the city by the business component of the fee to calculate a per employee fee of \$0.65 per month, with a maximum for any business of 100 or more employees of about \$65/month.

The fee will be administered by the City's Finance Department and will be included in the water bills sent to city residents. Each residential unit in the City will be charged the same amount. This is similar to the way that the City charges its system development charges (SDCs) for parks and recreation. It differs from the way that the city's street maintenance fees are charged. Those fees differ for single and multi-family residences. There are no proposed exceptions or reductions in fees for specific types of residential uses.

Businesses are also proposed to be charged a fee because employees of businesses in Tualatin and the businesses themselves benefit from park and recreation facilities, particularly trails, open space and some community parks. Because employees and businesses received proportionately less benefit than residents, they will be charged only a fraction of the residential fee. They will be charged on a per employee basis, with a per employee fee that is about 15% of the average per resident fee charged to households. The number of employees assessed per business will be capped at 100 employees. Commercial recreational or fitness service providers will be exempt from the fee.

Vacant residences will be addressed similar to how they are treated with respect the city's street maintenance fee. Vacant residences that continue to maintain water service will be billed at the lowest rate within the residential Customer Group. Vacant residences that discontinue their water service will be not charged the park maintenance fee. Details related to this topic are covered in the adopting ordinance.

Enforcement also will be conducted similar to enforcement of the city's street maintenance fee. Violation of the ordinance (failure to pay fees) will be punishable by fines (e.g., not to exceed \$500 per day for the street fee), with each day of delinquency constituting a separate violation.

The following types of properties will not be subject to the park maintenance fee (similar to the City's street maintenance fee policies): (note: we'll only need this section if we charge the fee to businesses)

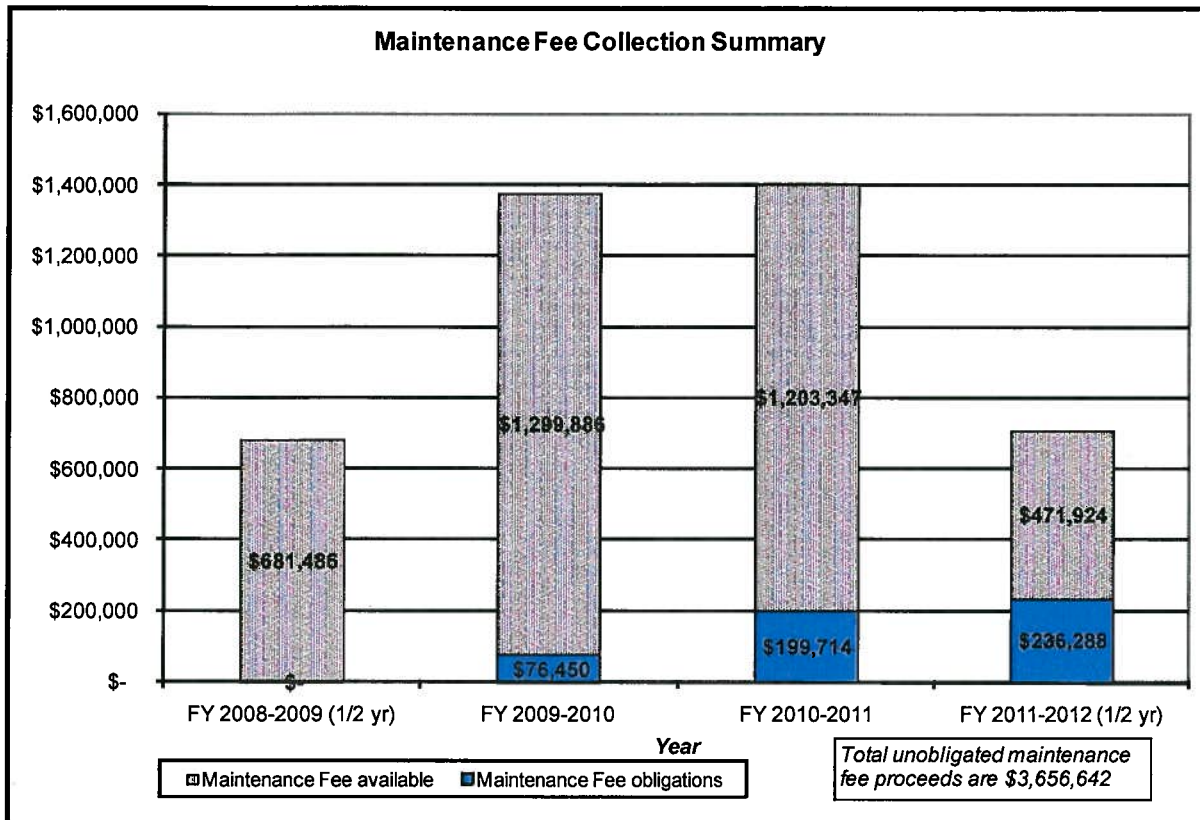
- City owned parking lots
- Parking lots owned by Tri-Met
- Publicly owned park land, open spaces and greenways
- Commercial recreation or fitness providers
- Areas encompassing railroad right of way

No other exemptions or exceptions to the fee are proposed.

Maintenance fee implementation schedule

The parks maintenance fee can either be implemented gradually to correspond with the schedule of proposed improvements or it can be implemented immediately upon adoption. The latter option will create a revenue source for the City to fund additional maintenance projects, including field and trail upgrades that are not included in the bond measure. The following table and charts show the total revenue the maintenance fee would generate in each fiscal year from FY 2008/2009 through FY 2011/2012. A relatively small amount of the total is committed to specific projects, and over this period, total unbigoted maintenance fee proceeds would total \$3,656,642 which could be spent on maintenance projects at the Council's discretion.

<i>Maintenance Fee Collection Summary</i>				
	FY 2008-2009 (1/2 yr)	FY 2009-2010	FY 2010-2011	FY 2011-2012 (1/2 yr)
Maintenance Fee proceeds	\$681,486	\$1,376,335	\$1,403,060	\$708,211
Maintenance Fee obligations	\$ -	76,450	\$199,714	\$236,288
Maintenance Fee available	\$681,486	\$1,299,886	\$1,203,347	\$471,924



SCHEDULE FOR IMPLEMENTATION

The approximate schedule for making the proposed improvements is as follows:

- Community Center – Acquire land, design and construct between January, 2009 and Spring, 2012.
- Artificial sports field improvements – Design and construct between February, 2009 and Fall, 2009
- Park, trail and sand-based sports field improvements – Design and construct between September, 2009 and Fall, 2010



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

APPENDICES

- 1. Site Plans**
- 2. Capital Costs**
- 3. Maintenance Costs**
- 4. Community Center Pro Forma**
- 5. Ad Hoc Committee Materials**
- 6. Public Opinion Survey Results**
- 7. Community Center Site Selection Criteria**
- 8. Maintenance Fees**
- 9. Additional Facility Improvements Considered**
- 10. Tualatin River Bridge feasibility study memo**
- 11. Tualatin Youth Advisory Committee Survey & Results**



1. Site Plans

For each improvement proposed for the 2008 ballot measure, consultant staff prepared draft site maps to illustrate the potential improvements. Preliminary site plans for each proposed improvement are included in this appendix.

a. Fields

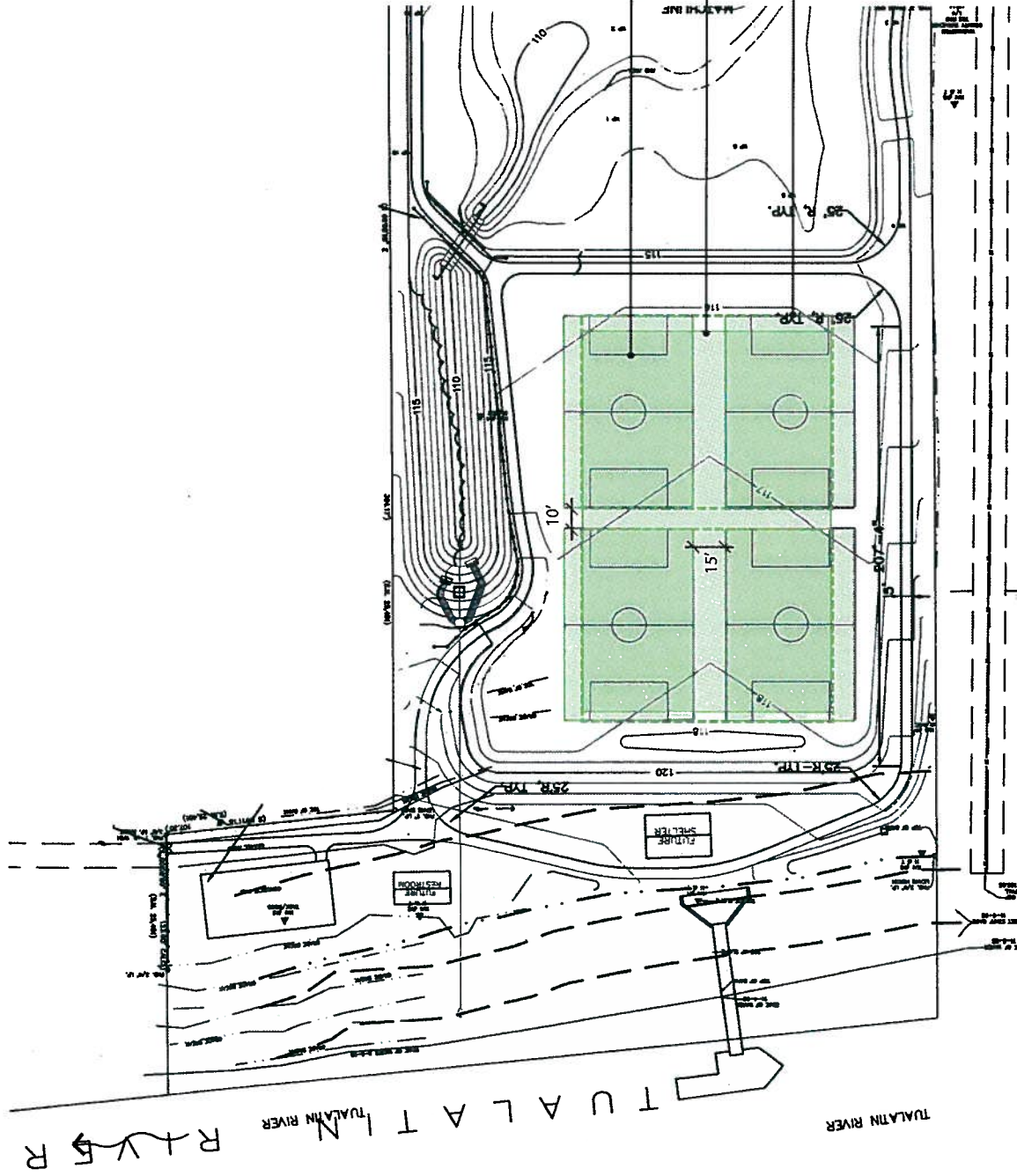
- i. Jurgens
- ii. Tualatin Park North Field
- iii. Tualatin Elementary
- iv. Tualatin High School
- v. Hazelbrook

b. Trails

- i. Tualatin River Greenway 65th to Community Park
- ii. Kohler Pond and 108th Reservoir

c. Park Improvements

- i. Atfalati Park
- ii. Browns Ferry Park
- iii. Tualatin Community Garden
- iv. Lafky Park
- v. Tualatin Community Park



(4) SOCCER FIELDS
FIELD TYPE: KINDERGARTEN
60 ft x 90 ft

(1) SOCCER FIELD
FIELD TYPE: U9
120 ft x 180 ft

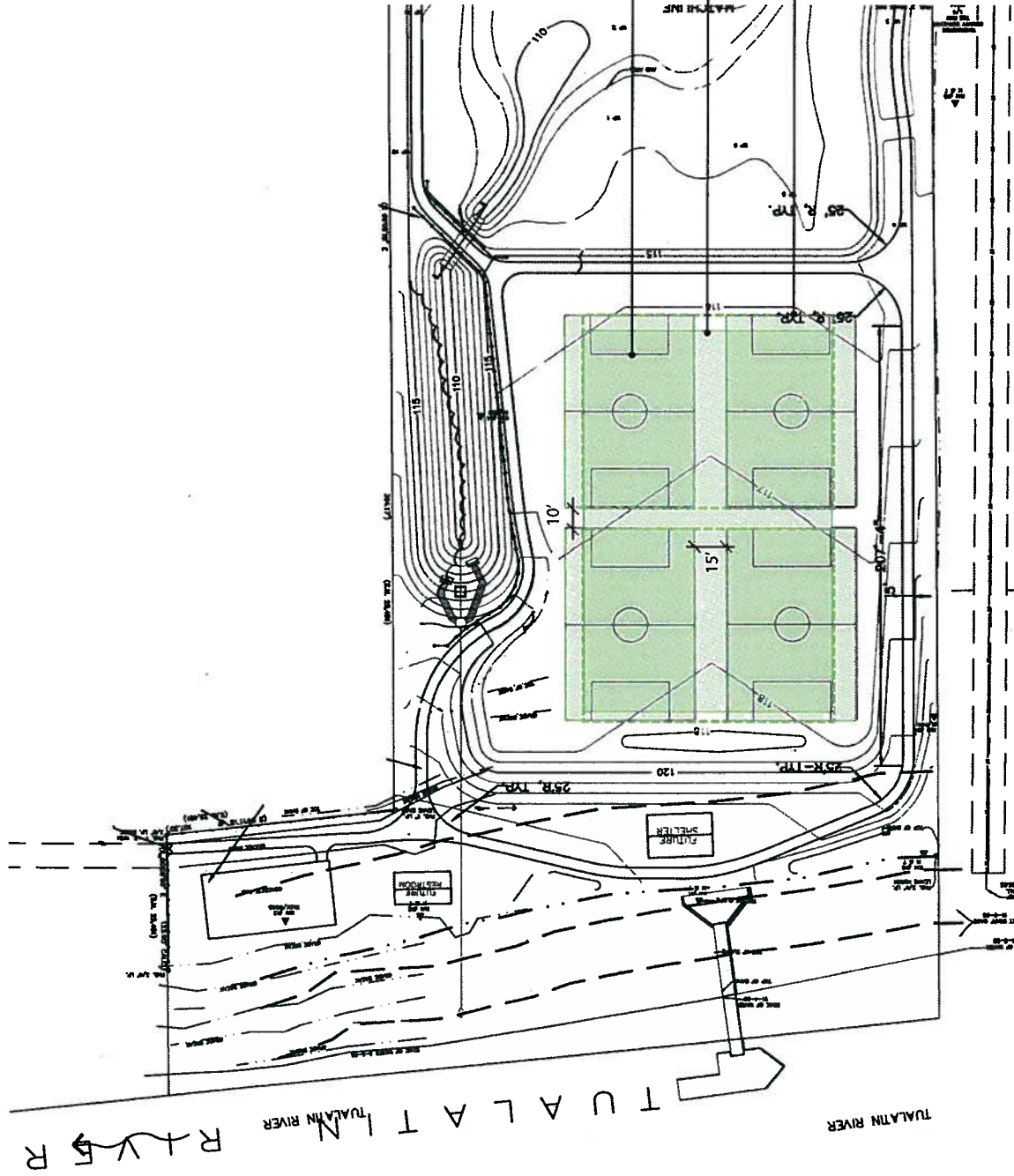
(2) SOCCER FIELDS
FIELD TYPE: U8
90 ft x 120 ft

TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

JURGENS PARK

MOORE IACOFANO GOLTSMAN, INC.
815 SW 2ND AVE SUITE 200 | PORTLAND, OR 97204 | T 503.297.1005





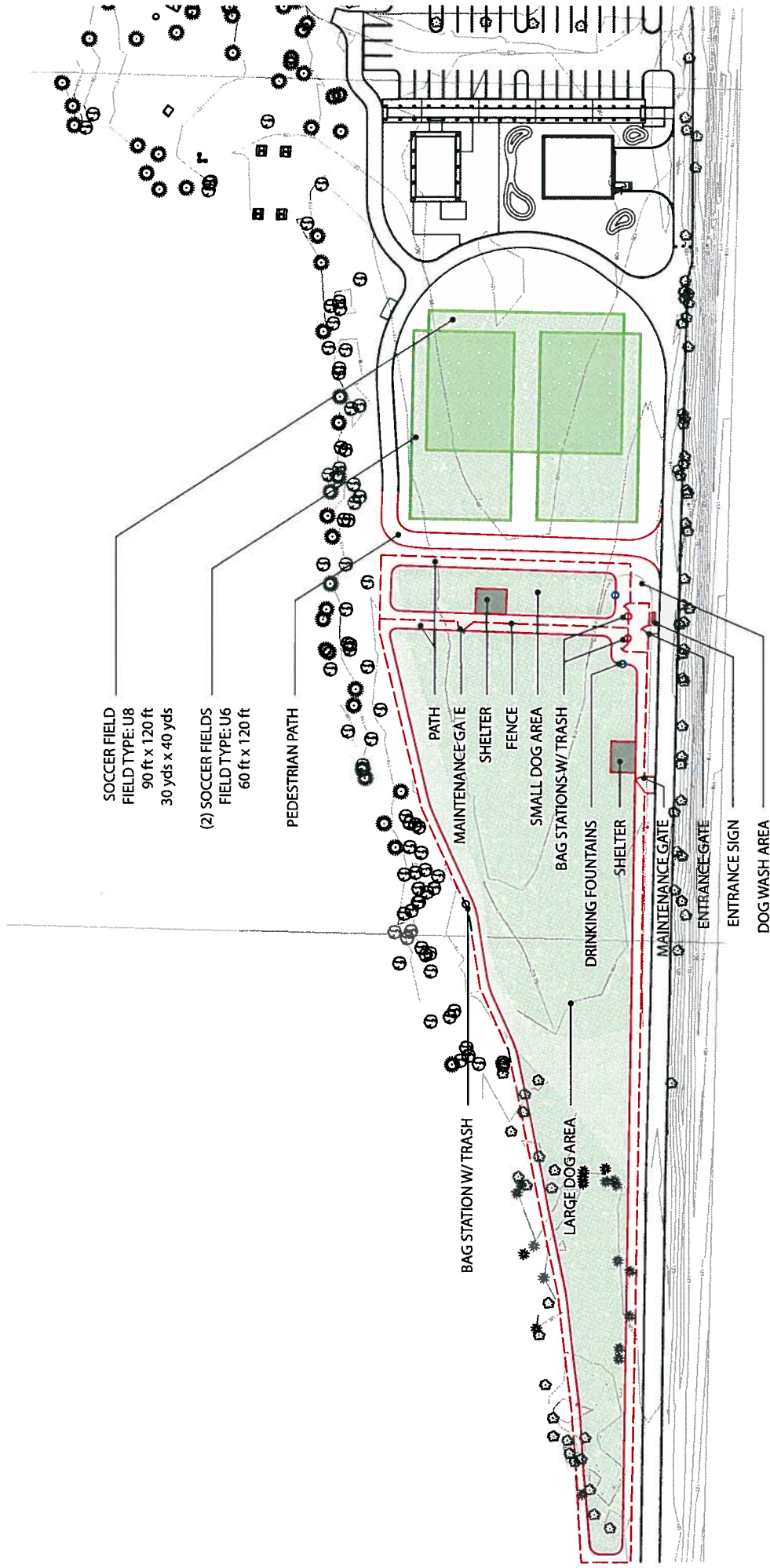
- (4) SOCCER FIELDS
FIELD TYPE: KINDERGARTEN
60 ft x 90 ft
- (1) SOCCER FIELD
FIELD TYPE: U9
120 ft x 180 ft
- (2) SOCCER FIELDS
FIELD TYPE: U8
90 ft x 120 ft

TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

JURGENS PARK

0 ft 25 ft 50 ft
DRAFT MARCH 27, 2008

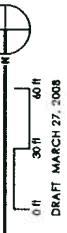
MOORE IACOFANO GOLTSMAN, INC.
815 SW 2ND AVE SUITE 200 PORTLAND, OR 97204 (503) 297-1005

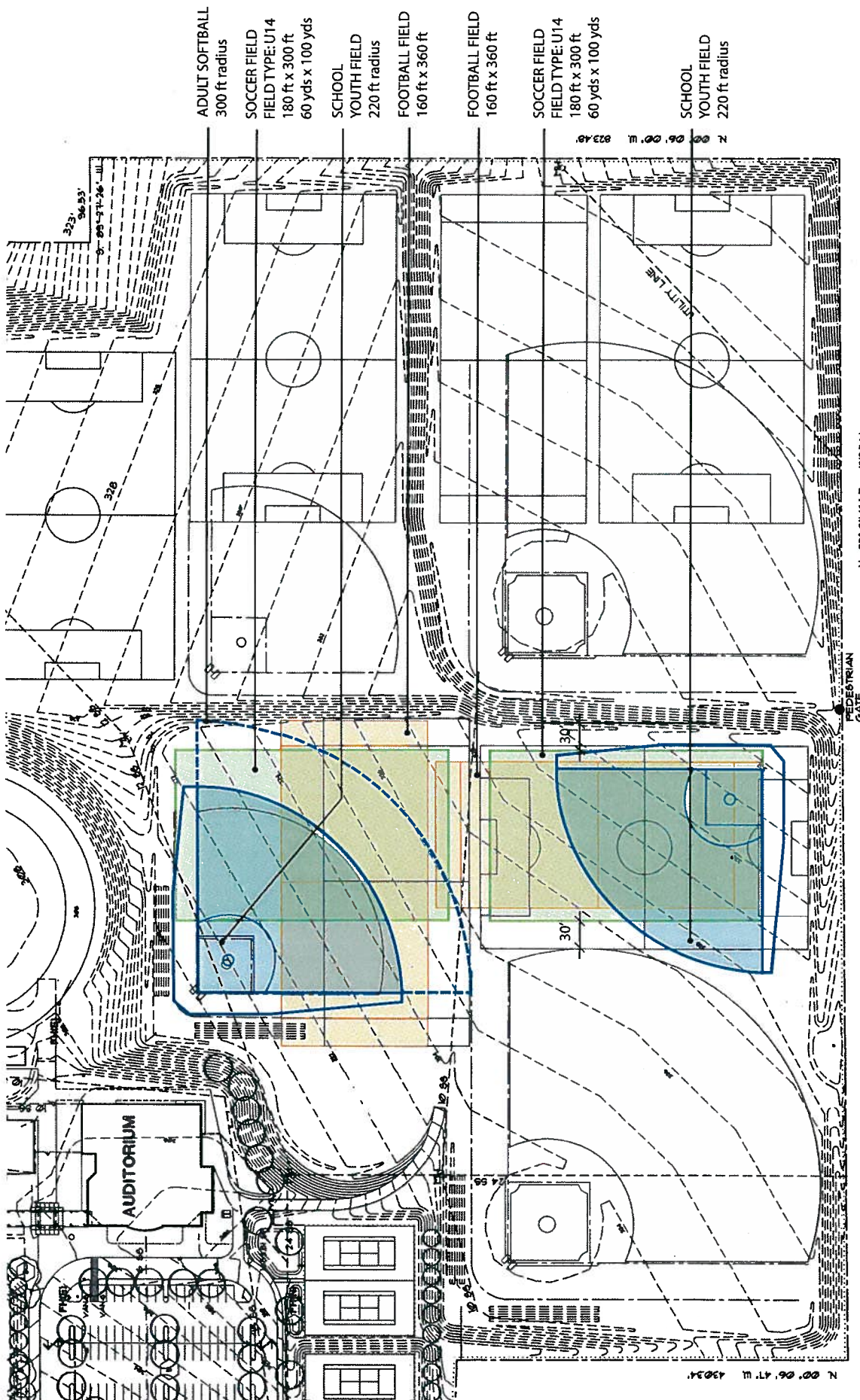


TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

TUALATIN PARK NORTH FIELD

MOORE JACO FANO GOLTSMAN, INC.
 815 SW 2ND AVE. SUITE 200 | PORTLAND, OR 97204 | T 503.297.1005





- ADULT SOFTBALL
300 ft radius
- SOCCER FIELD
FIELD TYPE: U14
180 ft x 300 ft
60 yds x 100 yds
- SCHOOL
YOUTH FIELD
220 ft radius
- FOOTBALL FIELD
160 ft x 360 ft
- FOOTBALL FIELD
160 ft x 360 ft
- SOCCER FIELD
FIELD TYPE: U14
180 ft x 300 ft
60 yds x 100 yds
- SCHOOL
YOUTH FIELD
220 ft radius

TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

TUALATIN HIGH SCHOOL JV FIELD

MOORE IACOFANO GOLTSMAN, INC.
815 SW 2ND AVE SUITE 200 | PORTLAND, OR 97204 | T 503.297.1005

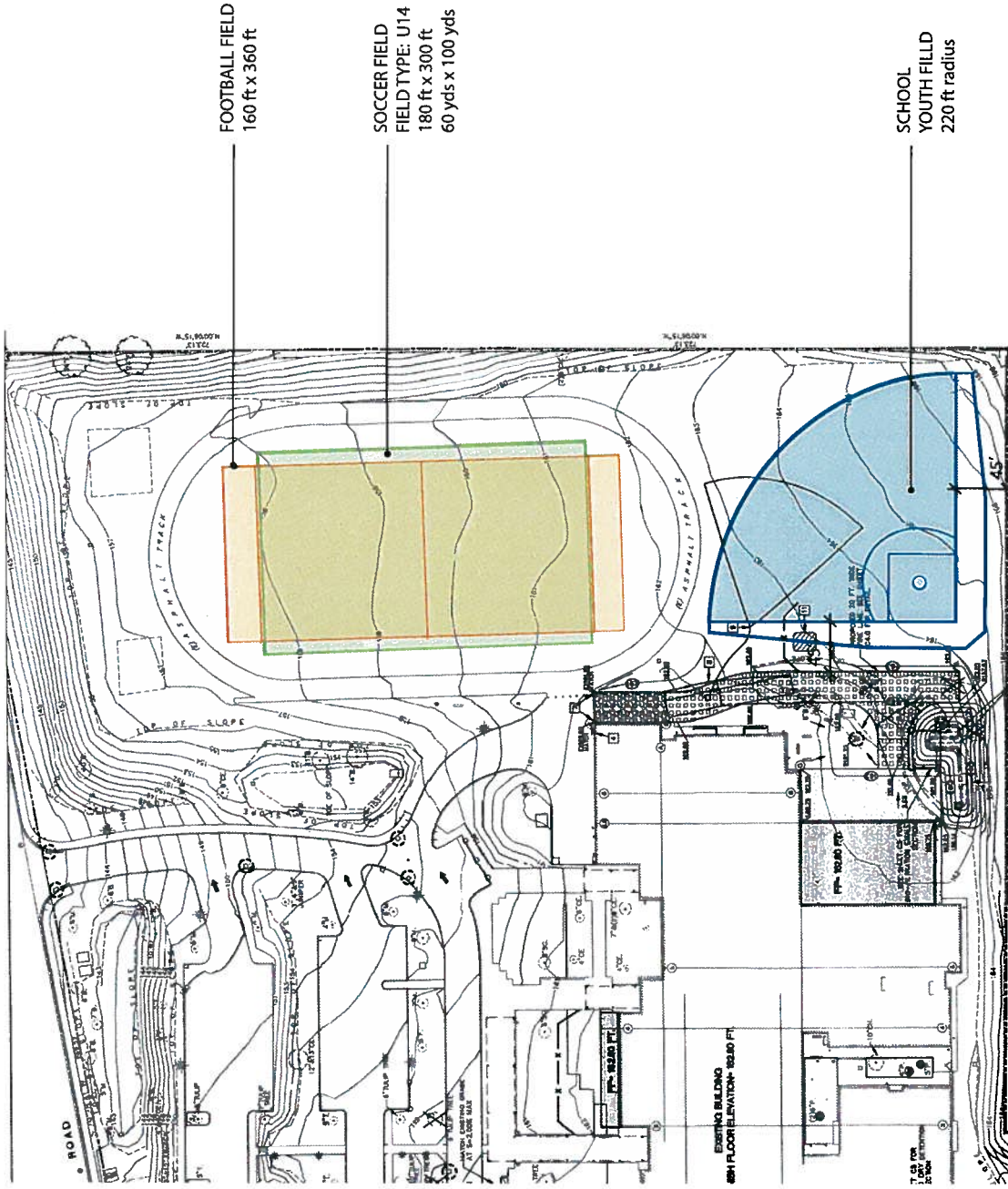
N. 00° 06' 47" W. 430.34'

N. 00° 06' 00" W. 823.40'

N. 00° 31' 16" E. 1313.56'

0 ft 50 ft 100 ft

DRAFT MARCH 27, 2008

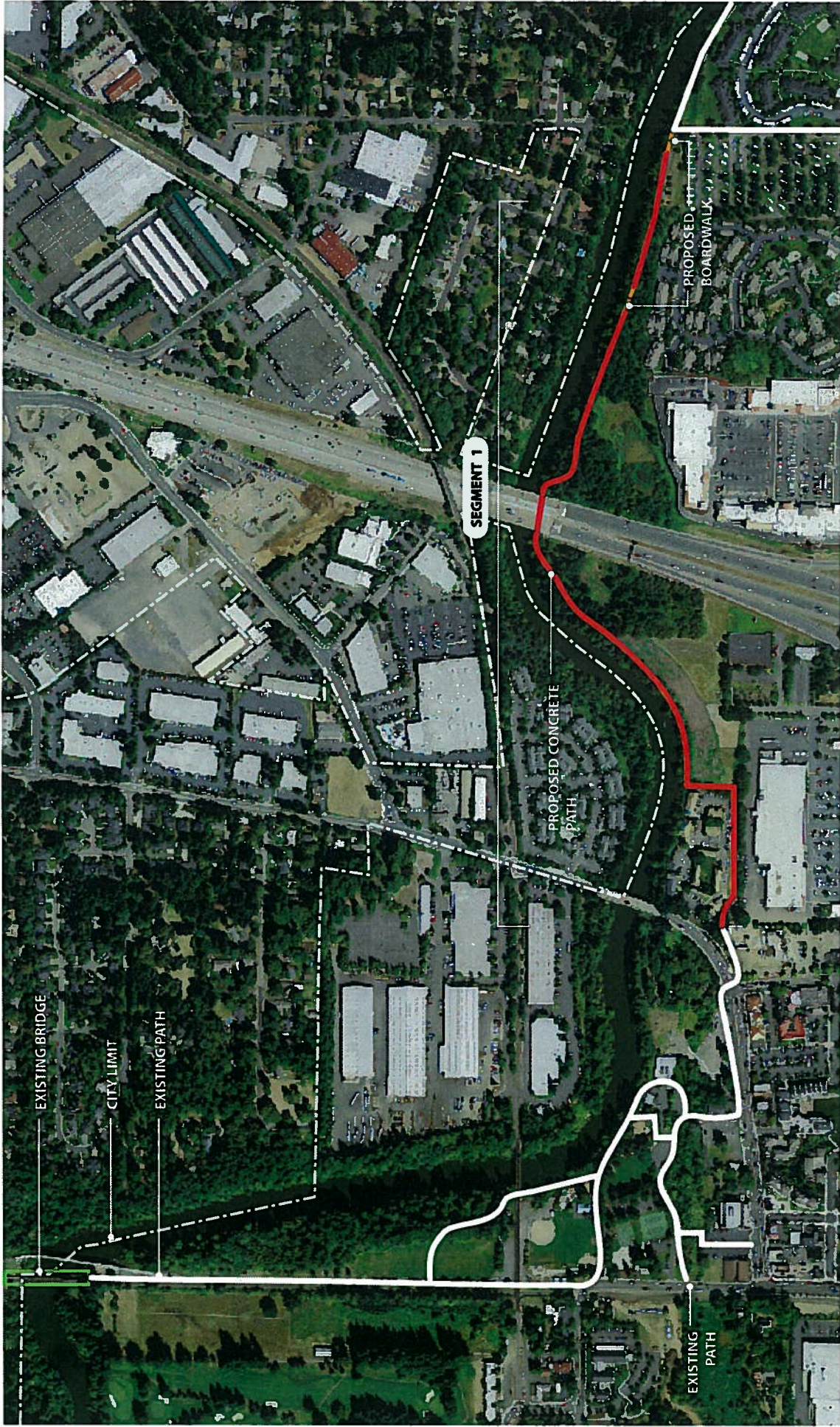


TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

MOORE IACOFANO GOLTSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.297.1005

HAZELBROOK MS FIELD



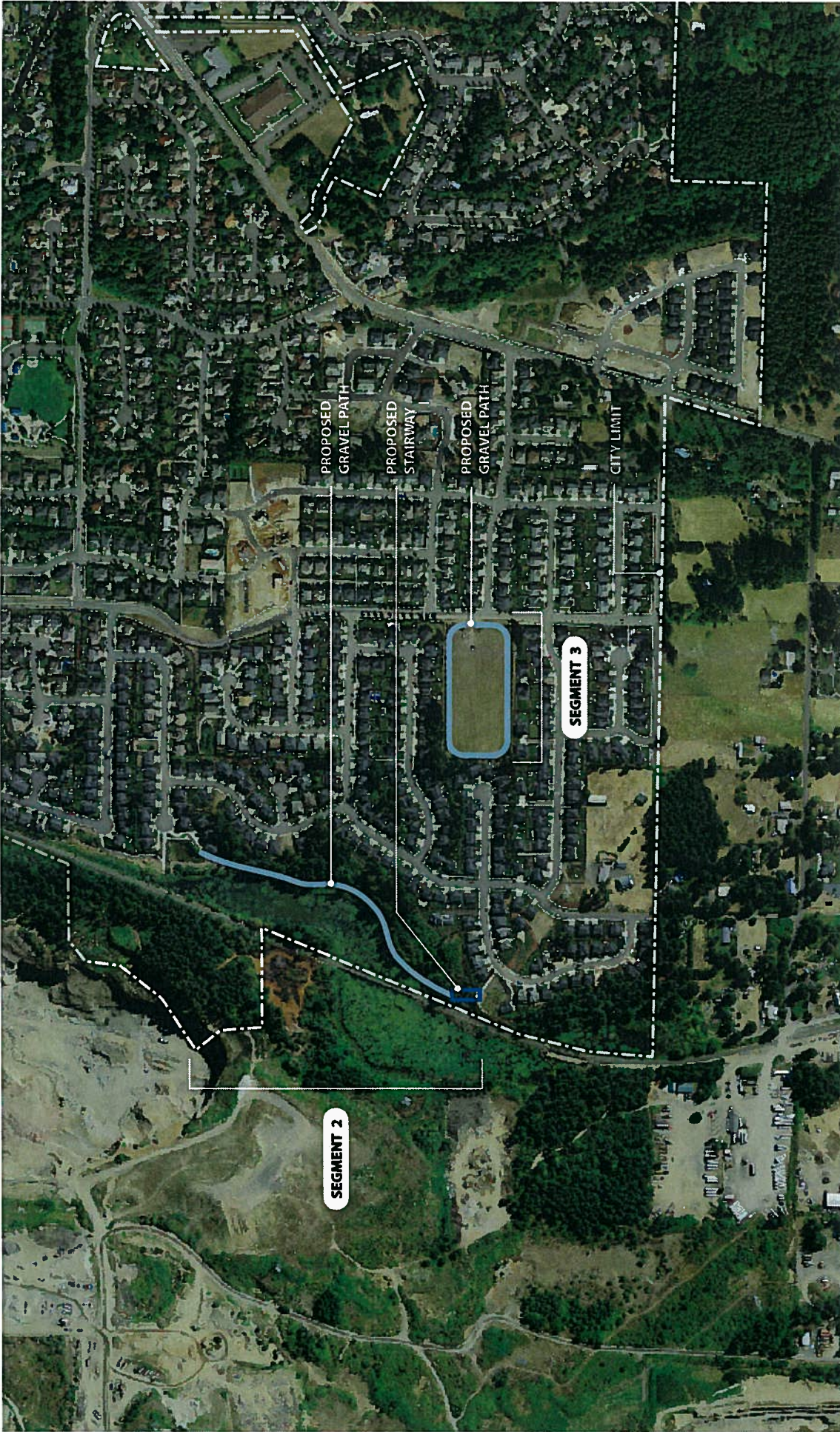


DRAFT APRIL 22, 2008

TUALATIN RIVER GREENWAY: 65TH AVE TO COMMUNITY PARK

TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

MOORE JACOFANO GOLTSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.247.1805





TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

ATFALATI PARK

MOORE JACOFANO GOLTSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.267.1805

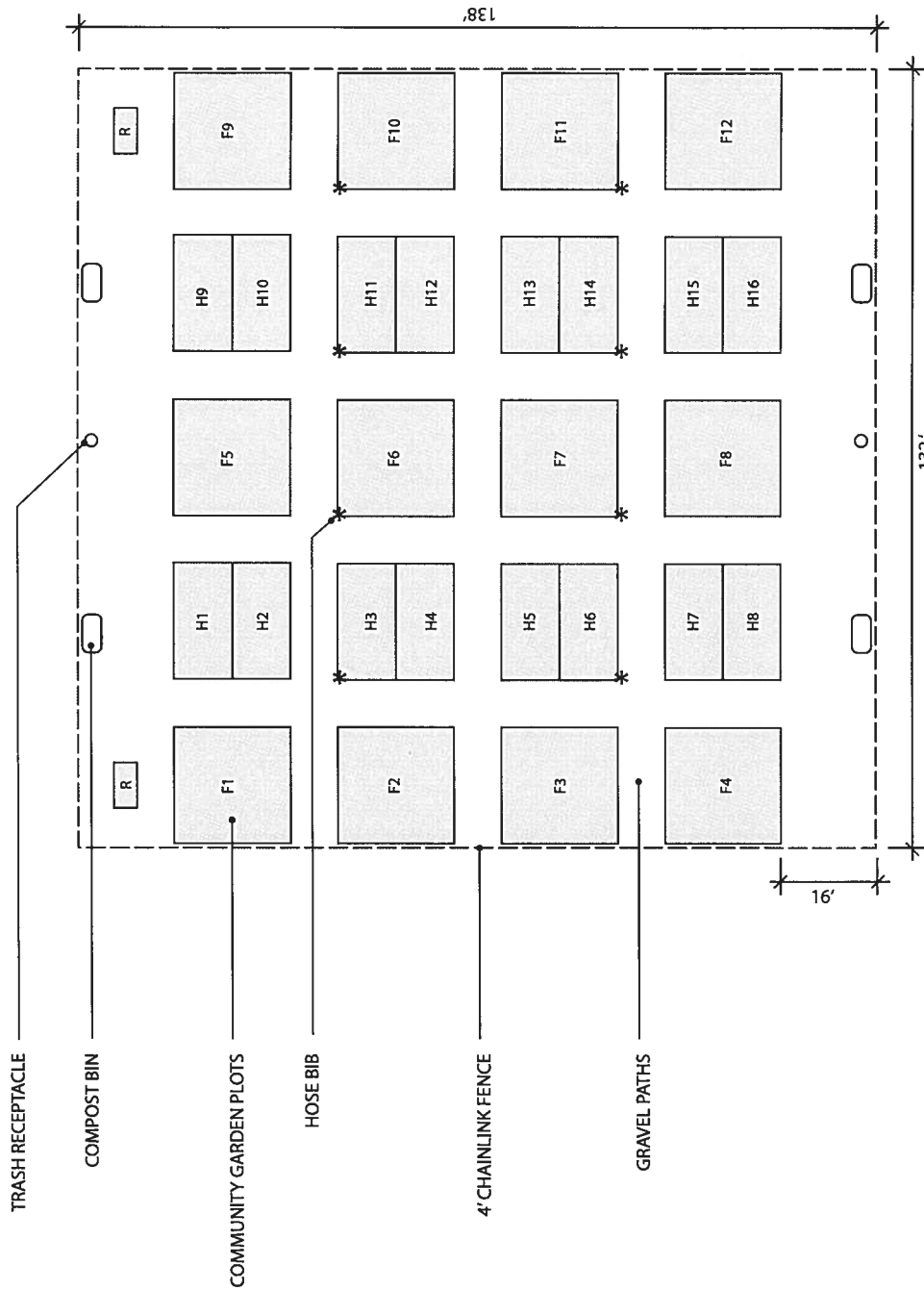
NOT TO SCALE
DRAFT APRIL 22, 2008



BROWNS FERRY PARK

TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

MOORE JACOFANO GOLTSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.267.1005



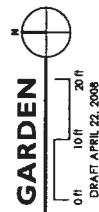
R = RAISED BEDS 4'X8' (2)
 F = FULL-SIZED PLOTS 20'X20' (12)
 H = HALF-SIZED PLOTS 10'X20' (16)

NOTE: THIS IS A CONCEPTUAL PLAN THAT INCLUDES COMMUNITY GARDEN PLOTS, A CHAINLINK FENCE, AN IRRIGATION SYSTEM, A TRELLIS, AND GRAVEL PATHS. THE COMPOST BINS ARE OPTIONAL AND WILL INCREASE OPERATION AND MAINTENANCE.

TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

TUALATIN COMMUNITY GARDEN

MOORE JACO FANO GOLTSMAN, INC.
 815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.267.1805





TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

MOORE JACOFOANO GOLTSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.287.1005



NEW DOG PARK

NEW SPORTS FIELDS

TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

COMMUNITY PARK

MOORE JACO FANO GOLTSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.297.1005

NOT TO SCALE
DRAFT APRIL 22, 2008



Tualatin Recreation **BOND MEASURE FEASIBILITY STUDY**

2. Capital Costs

Detailed capital cost estimates were prepared for each proposed improvement. The sum of these costs was used to determine the amount of the bond for the fall 2008 ballot.

a. Community Center

b. Fields

- i. Jurgens
- ii. Tualatin Park North Field
- iii. Tualatin Elementary
- iv. Tualatin High School
- v. Hazelbrook

c. Trails

- i. Tualatin River Greenway 65th to Community Park
- ii. Kohler Pond
- iii. 108th Reservoir

d. Park Improvements

- i. Atfalati Park
- ii. Browns Ferry Park
- iii. Tualatin Community Garden
- iv. Lafky Park
- v. Tualatin Community Park

TUALATIN COMMUNITY CENTER

TUALATIN, OREGON

ARCHITECT: OPSIS ARCHITECTURE

LOCATION: PORTLAND, OREGON

PRELIMINARY BUDGET ESTIMATE

ARCHITECTURAL COST CONSULTANTS, LLC

James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA

8060 SW PFAFFLE STREET, SUITE 110

TIGARD, OREGON 97223

PHONE: 503-718-0075 FAX: 503-718-0077

13-Jun-08

PROGRAM AREA	COST/SF	AREA 73K NASF	COST
A Operations - Building Support			
A.01 Reception/Access Control/Registration	\$240.00	300	\$72,000
A.02 Vending Alcove	\$200.00	150	\$30,000
A.03 Locker Rooms - Men's	\$280.00	1,500	\$420,000
A.04 Locker Rooms - Women's	\$280.00	1,700	\$476,000
A.05 Changing/Restrooms - Men's	\$280.00	0	\$0
A.06 Changing/Restrooms - Women's	\$280.00	0	\$0
A.07 Family/Special Needs Locker Vestibule	\$220.00	300	\$66,000
A.08 Family/Special Needs Changing Rooms (4 x 90sf)	\$300.00	480	\$144,000
A.09 General Building Storage	\$185.00	300	\$55,500
A.10 Maintenance/Storage/Workroom	\$185.00	500	\$92,500
<hr/>			
Subtotal - Building Operations Spaces	\$259.27	5,230	\$1,356,000
B Operations - Facility Offices			
B.01 Facility Manager Office	\$200.00	140	\$28,000
B.02 Assistant Facility Manager / Operations	\$200.00	120	\$24,000
B.03 Program Coordinator's Office (2 @ 120sf)	\$200.00	240	\$48,000
B.04 Secretary/Receptionist (2 @ 80sf)	\$200.00	160	\$32,000
B.05 Program Staff (4 @ 80sf)	\$200.00	320	\$64,000
B.06 Meeting/Conference Room	\$220.00	300	\$66,000
B.07 Staff Breakroom	\$240.00	280	\$67,200
B.08 Staff Restroom - Unisex	\$280.00	60	\$16,800
B.09 Workroom/Storage/Supplies	\$220.00	300	\$66,000
<hr/>			
Subtotal - Facility Offices	\$214.58	1,920	\$412,000
C Admissions - Recreation Spaces			
C.01 Cardiovascular/Weight Room	\$210.00	3,500	\$735,000
C.02 C/W Storage	\$200.00	50	\$10,000
C.03 Fitness Assessment Room	\$200.00	150	\$30,000
C.04 Multi-Use Gymnasium (2 courts @ 50'x 84')	\$200.00	13,000	\$2,600,000
C.05 Gymnasium Storage (equipment/portable stage)	\$185.00	700	\$129,500
C.07 Elevated Walk/Jog Track (gym mezzanine)	\$200.00	6,000	\$1,200,000
C.08 Multi-Use Leisure Pool w/ 3 exercise lanes (water area @ 4,500)	\$200.00	9,000	\$1,800,000
	\$160.00		\$720,000
C.09 Spa/Hot Tub (water surface 200 sf)	\$220.00	200	\$44,000
	\$250.00		\$50,000
C.10 Aquatic Supervisor's Office	\$200.00	120	\$24,000
C.11 Pool Office (Assistant Pool Manager/Head Guard)	\$200.00	140	\$28,000
C.12 First Aid Room	\$200.00	80	\$16,000
C.13 Lifeguard Room	\$200.00	300	\$60,000

C.14	Pool Storage	\$185.00	300	\$55,500
C.15	Pool Mechanical Room/Surge Tanks/Pumps	\$165.00	1,000	\$165,000
C.16	Pool Heater Room	\$165.00	200	\$33,000
C.17	Pool Filtration Room	\$165.00	150	\$24,750
C.18	Sprayground (exterior amenity @ 2,000-2500sf)	\$0.00	0	see site work
C.19	Restroom - Men (upper level)	\$300.00	200	\$60,000
C.20	Restroom - Women (upper level)	\$300.00	200	\$60,000

Subtotal - Recreation Spaces	\$222.29	35,290	\$7,844,750
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D Programs - Community Spaces

D.01	Lobby/Lounge	\$240.00	800	\$192,000
D.02	Deli-Juice Cart/Café Seating	\$240.00	600	\$144,000
D.03	Community Room - 166 seated (3-room or 2-room divisible)	\$260.00	3,000	\$780,000
D.04	Community Room Courtyard		0	
D.05	CR Storage (tables, chairs)	\$185.00	500	\$92,500
D.06	CR Activities Storage (2 alcoves @100sf)	\$200.00	200	\$40,000
D.07	CR Commercial/Teaching Kitchen	\$350.00	800	\$280,000
D.08	CR Senior Pantry/Secure Storage	\$300.00	300	\$90,000
D.09	CR Public Restroom - Men	\$300.00	300	\$90,000
D.10	CR Public Restroom - Women	\$300.00	300	\$90,000
D.11	Teen Hangout (w/ game room)	\$210.00	2,000	\$420,000
D.12	Adult/Senior Lounge (w/ game room)	\$210.00	1,500	\$315,000
D.13	A/S Restroom - ADA	\$280.00	60	\$16,800
D.14	A/S Storage	\$185.00	100	\$18,500
D.15	A/S Reception/Service Counter (2 workstations)	\$220.00	160	\$35,200
D.16	A/S Office	\$200.00	120	\$24,000
D.17	Shared-Technology Center (disperse thru facility)		0	
D.18	Child Watch Activity Room	\$225.00	900	\$202,500
D.19	Child Watch Activity Storage	\$200.00	80	\$16,000
D.20	CW Restroom (2 @30 sf ft. each)	\$300.00	60	\$18,000
D.21	Multi-Purpose/Party Room (2 @ 350sf)	\$220.00	700	\$154,000
D.22	Multi-Purpose/Party Room Storage	\$200.00	60	\$12,000
D.23	Multi-Purpose/Arts-Crafts Classroom	\$200.00	1,000	\$200,000
D.24	MP/AC Classroom Storage (quilt storage)	\$185.00	300	\$55,500
D.25	Aerobics/Dance Studio	\$210.00	1,800	\$378,000
D.26	A/D Studio Storage	\$185.00	300	\$55,500

Subtotal - Community Spaces	\$233.34	15,940	\$3,719,500
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Efficiency factor		80%	
Total Net Assignable Area	\$228.37	58,380	\$13,332,250

Building Grossing Efficiency Space Requirement	\$185.00	14,595	\$2,700,075
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Total Gross Building Area	\$219.70	72,975	\$16,032,325
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Parking Requirement (3.4 stalls/1000sf) (350sf per car)

Cars	\$4,000.00	251	\$1,004,000
SF		87,850	

Site Work other than Parking (Total Site Area 348,480 sf)
Earthwork, Landscaping, Irrigation & Utilities

SF	\$7.50	187,655	\$1,407,413
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Perimeter Walk/Jog Track - 8' wide asphalt assume 1/4 mile

SF \$6.00 10,560 \$63,360

Outdoor uncovered multicourt facility, other outdoor facilities

SF NA NA \$100,000

Outdoor Spray Park

SUM \$650,000

Total Gross Site Area	\$11.70	275,505	\$3,224,773
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Design Contingency		10.00%	\$1,925,710
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Total Probable Base Bid	\$290.27	72,975	\$21,182,807
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Owner Contingency		10.00%	\$2,118,281
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TOTAL DIRECT CONSTRUCTION COST	\$319.30	72,975	\$23,301,088
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SOFT COSTS

Furnishings, Fixtures & Equipment		6.50%	\$1,514,571
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Professional Fees		13.00%	\$3,029,141
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Owner Costs, Permits, Testing, Etc.			\$550,000
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Sub-Total Soft Costs			\$5,093,712
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OTHER COSTS

Land Acquisition (10 acres)	\$500,000.00	10	\$5,000,000
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Demolition Allowance			\$200,000
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Road Improvement Allowance			\$500,000
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TOTAL PROJECT COST IN APRIL 2008 DOLLARS	\$467.21	72,975	\$34,094,800
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ESCALATION

	8.16%	2,782,136
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April 2008 to April 2009	4.00%
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April 2009 to April 2010	4.00%
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TOTAL PROJECT COST IN APRIL 2010 DOLLARS	\$505.34	72,975	\$36,876,936
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Jurgens Park Field Renovation - Draft Cost Estimate					
Sand Base Fields - 4-U6 soccer fields		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 23,375.00	\$ 23,375
2	Erosion Control, complete in place	1	LS	\$ 5,000.00	\$ 5,000
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 2,000.00	\$ 2,000
III) Site Preparation/Demolition					
1	Miscellaneous	1	LS	\$ 5,000.00	\$ 5,000
IV) Earthwork					
1	Grading, complete in place	34,500	SF	\$ 0.25	\$ 8,625
2	Export surplus soil (6" striping)	750	CY	\$ 20.00	\$ 15,000
3	Import and Place Sand (34,500 sf @ 1'), complete in place	1,500	CY	\$ 20.00	\$ 30,000
V) Asphalt Paving					
1	Repair damaged asphalt paving, complete in place	1	LS	\$ 2,500.00	\$ 2,500
VI) Geotextile Material					
1	Geotextile Material, complete in place	34,500	SF	\$ 0.25	\$ 8,625
VII) Concrete work					
1	Concrete paving repair, complete in place	1,000	SF	\$ 7.50	\$ 7,500
VIII) General Utilities					
1	Subdrainage, complete in place	34,500	SF	\$ 0.30	\$ 10,350
IX) Site Furnishings					
1	Trash Receptacle, complete in place	2	EA	\$ 500.00	\$ 1,000
X) Irrigation					
1	Irrigation, complete in place	34,500	SF	\$ 1.00	\$ 34,500
2	River Pump system for irrigation	1	LS	\$ 125,000.00	\$ 125,000
XI) Landscape					
1	Fine grade/soil preparation, complete in place	34,500	SF	\$ 0.25	\$ 8,625
2	Seeding, complete in place	34,500	SF	\$ 0.15	\$ 5,175
3	Landscape Maintenance	1	LS	\$ 5,000.00	\$ 5,000
SubTotal Construction Cost					\$ 297,275

Subtotal Construction Cost				\$ 297,275
	Contractor Overhead and Profit 20%	0.2		\$ 59,455.00
	Contingency 15%	0.15		\$ 53,509.50
TOTAL CONSTRUCTION COST				\$ 410,240

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 37,500.00	\$ 37,500.00
	Surveying	1	LS	\$ 2,500.00	\$ 2,500.00
	Testing	1	LS	\$ 1,000.00	\$ 1,000.00
	Permits	1	LS	\$ 2,500.00	\$ 2,500.00
					\$ -
SUBTOTAL PROJECT COST					\$ 453,740
	Inflation (5%/year - 2 years)	1	LS	\$ 45,374	\$ 499,113.45
TOTAL PROJECT COST					\$ 499,113

Community Park North Field Renovation - Draft Cost Estimate					
Sand Base Fields - 2-U7 or 1-U8 soccer fields		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 17,000.00	\$ 17,000
2	Erosion Control, complete in place	1	LS	\$ 5,000.00	\$ 5,000
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 2,000.00	\$ 2,000
III) Site Preparation/Demolition					
1	Miscellaneous	1	LS	\$ 5,000.00	\$ 5,000
IV) Earthwork					
1	Grading, complete in place	26,600	SF	\$ 0.25	\$ 6,650
2	Export surplus soil (6" striping)	600	CY	\$ 20.00	\$ 12,000
3	Import and Place Sand (224,000 sf @ 1'), complete in place	1,200	CY	\$ 20.00	\$ 24,000
V) Paving					
1	Repair damaged paving, complete in place	1	LS	\$ 2,500.00	\$ 2,500
VI) Geotextile Material					
1	Geotextile Material, complete in place	26,600	SF	\$ 0.25	\$ 6,650
VII) General Utilities					
1	Subdrainage, complete in place	26,600	SF	\$ 0.30	\$ 7,980
VIII) Site Furnishings					
1	Trash Receptacle, complete in place	2	EA	\$ 800.00	\$ 1,600
2	Benches, complete in place	2	EA	\$ 1,500.00	\$ 3,000
3	Soccer Goals, complete in place	2	EA	\$ 5,000.00	\$ 10,000
IX) Irrigation					
1	Irrigation, complete in place	26,600	SF	\$ 1.00	\$ 26,600
X) Landscape					
1	Fine grade/soil preparation, complete in place	26,600	SF	\$ 0.25	\$ 6,650
2	Seeding, complete in place	26,600	SF	\$ 0.15	\$ 3,990
3	Landscape Maintenance	1	LS	\$ 5,000.00	\$ 5,000
4	Mitigation	26600	SF	\$ 1.50	\$ 39,900
SubTotal Construction Cost					\$ 185,520

Subtotal Construction Cost				\$ 185,520
	Contractor Overhead and Profit 20%	0.2	\$	37,104.00
	Contingency 15%	0.15	\$	33,393.60
TOTAL CONSTRUCTION COST				\$ 256,017.60

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 42,000.00	\$ 42,000.00
	Surveying	1	LS	\$ 2,500.00	\$ 2,500.00
	Testing	1	LS	\$ 1,000.00	\$ 1,000.00
	Permits	1	LS	\$ 10,000.00	\$ 10,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 311,517.60
	Inflation (5%/year - 2 years)	1	LS	\$ 31,152	\$ 342,669.36
TOTAL PROJECT COST					\$ 342,669.36

New Tualatin Elementary School Field Renovation - Draft Cost

Sand Based Fields - 2 school youth baseball		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 130,900.00	\$ 130,900
2	Erosion Control, complete in place	1	LS	\$ 10,000.00	\$ 10,000
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 2,000.00	\$ 2,000
III) Site Preparation/Demolition					
1	Miscellaneous	1	LS	\$ 5,000.00	\$ 5,000
IV) Earthwork					
1	Grading, complete in place	224,000	SF	\$ 0.25	\$ 56,000
2	Export surplus soil (6" striping)	4,780	CY	\$ 20.00	\$ 95,600
3	Import and Place Sand (224,000 sf @ 1'), complete in place	9,550	CY	\$ 20.00	\$ 191,000
4	Infield Blend, complete in place	20,000	SF	\$ 1.50	\$ 30,000
V) Asphalt Paving					
1	Repair damaged asphalt paving, complete in place	1	LS	\$ 2,500.00	\$ 2,500
VI) Geotextile Material					
1	Geotextile Material, complete in place	224,000	SF	\$ 0.25	\$ 56,000
VII) Concrete work					
1	Concrete paving, complete in place	3,000	SF	\$ 7.50	\$ 22,500
VIII) General Utilities					
1	Subdrainage, complete in place	224,000	SF	\$ 0.30	\$ 67,200
2	Water Line for Drinking Fountain, complete in place	1	LS	\$ 5,000.00	\$ 5,000
3	Drain System for Drinking Fountain, Complete in place	1	LS	\$ 5,000.00	\$ 5,000
4	Storm Line/water quality modification	1	LS	\$ 7,500.00	\$ 7,500
IX) Fencing (2 - school youth field)					
1	42" - Chain Link (black) Fence, complete in place	480	LF	\$ 20.00	\$ 9,600
2	10' - Chain link (black) Fence, complete in place	280	LF	\$ 42.00	\$ 11,760
3	Backstop (black) w/overhang and wings, complete in place	2	EA	\$ 18,000.00	\$ 36,000
4	Dugout (10' high-black) & 2- 4' gates (80'), complete in place	4	EA	\$ 5,500.00	\$ 22,000
X) Pathway					
1	5' Gravel Path, complete in place	7750	SF	\$ 3.00	\$ 23,250
XI) Site Furnishings					
1	Trash Receptacle, complete in place	4	EA	\$ 800.00	\$ 3,200
2	Benches, complete in place	4	EA	\$ 1,500.00	\$ 6,000
3	Drinking fountain	1	EA	\$ 4,000.00	\$ 4,000
4	Soccer Goals, complete in place	4	EA	\$ 5,000.00	\$ 20,000
5	Bleachers (3 row 15 feet)	4	EA	\$ 5,000.00	\$ 20,000
XII) Irrigation					
2	Irrigation, complete in place	224,000	SF	\$ 1.00	\$ 224,000
XIII) Landscape					

1	Fine grade/soil preparation, complete in place	224,000	SF	\$ 0.25	\$ 56,000
2	Seeding, complete in place	224,000	SF	\$ 0.15	\$ 33,600
3	Landscape Maintenance	1	LS	\$ 5,000.00	\$ 5,000
4	Mitigation	25600	SF	\$ 1.50	\$ 38,400
SubTotal Construction Cost					\$ 1,199,010

Subtotal Construction Cost					\$ 1,199,010
	Contractor Overhead and Profit 20%	0.2		\$ 239,802.00	\$ 1,438,812.00
	Contingency 15%	0.15		\$ 215,821.80	\$ 1,654,633.80
TOTAL CONSTRUCTION COST					\$ 1,654,633.80

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 264,000.00	\$ 264,000.00
	Surveying	1	LS	\$ 10,000.00	\$ 10,000.00
	Testing	1	LS	\$ 2,500.00	\$ 2,500.00
	Permits	1	LS	\$ 10,000.00	\$ 10,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 1,941,133.80
	Inflation (5%/year - 2 years)	1	LS	\$ 194,113	\$ 2,135,247.18
TOTAL PROJECT COST					\$ 2,135,247.18

Tualatin High School Sports Fields

No.	Item Description	Input Quan.	Multiplier	Quan.	Units	Unit Price	Subtotal	Totals
Site Demolition								\$8,629
1.	Erosion control			1	LS	\$5,000.00	\$5,000	
2.	Grandstands			3,840	sf	\$0.50	\$1,920	
3.	Concrete/Asphalt			3,107	sf	\$0.55	\$1,709	
4.	Fence			0	lf	\$0.75	\$0	
Site Demolition total							\$8,629	
General Site Construction								\$216,048
1.	Mobilization			1	LS	\$90,000.00	\$90,000	
2.	Cast-in-place concrete wall	692	3.000	77	cy	\$700.00	\$53,822	
3.	Chainlink fence at top of wall		1.000	692	lf	\$25.00	\$17,300	
4.	Landscape repair -seeding (20' around perimeter)	47400	1.000	47,400	sf	\$0.50	\$23,700	
5.	Concrete path repair - 8' wide							
	Geotextile fabric	3107	1.000	3,107	sf	\$0.08	\$249	
	Base rock 9" thick	3107	0.028	86	cy	\$39.00	\$3,363	
	Asphalt paving, 3" thick	3107	1.000	3,107	sf	\$1.26	\$3,915	
6.	Irrigation	47400	1.000	47,400	sf	\$0.50	\$23,700	
General Site total							\$216,048	
Artificial Turf Field								\$1,836,804
1.	Strip sod and dispose	205570	0.019	3,803	cy	\$18.00	\$68,455	
2.	Rough grade	205570	0.037	7,606	cy	\$5.00	\$38,030	
3.	Finish subgrade	205570	1.000	205,570	sf	\$0.08	\$16,446	
4.	Geotextile fabric	205570	1.000	205,570	sf	\$0.08	\$16,446	
5.	Flat pipe	205570	0.050	10,279	ea	\$4.25	\$43,684	
6.	8" Perimeter french drain	2370	1.000	2,370	lf	\$22.00	\$52,140	
7.	12" pipe	577	1.000	577	lf	\$42.00	\$24,234	
8.	Cleanout	2370	0.010	24	ea	\$350.00	\$8,295	
9.	Manhole - connecting to ext. 10" storm			1	ea	\$2,600.00	\$2,600	
10.	Perimeter curb	2650	1.000	2,650	lf	\$20.00	\$53,000	
11.	Polymeric nailing strip	2650	1.000	2,650	lf	\$5.00	\$13,250	
12.	Base rock (12" average)	205570	0.037	7,614	cy	\$39.00	\$296,934	
13.	Finish rock (2")	205570	0.006	1,254	cy	\$75.00	\$94,048	
14.	Goals	4	1.000	4	pr	\$7,500.00	\$30,000	
15.	Field turf	205570	1.000	205,570	sf	\$5.25	\$1,079,243	
Additional Items from MIG Cost Estimates								\$54,600
1.	Bleachers (3 row 15 feet)			2	EA	\$5,000	\$10,000	
	Water Line for Drinking Fountain, complete in place			1	LS	\$5,000	\$5,000	
2.	Drain System for Drinking Fountain, Complete in place			1	LS	\$5,000	\$5,000	
3.	Trash Receptacle, complete in place			2	EA	\$800	\$1,600	
4.	Drinking fountain			1	EA	\$4,000	\$4,000	
5.	Backstop (black) w/overhang and wings, complete in place			1	EA	\$18,000	\$18,000	
6.	Dugout (10' high-black) & 2- 4' gates (80'), complete in place			2	EA	\$5,500	\$11,000	
Subtotal Construction Costs							\$2,116,081	
Subtotal Construction Costs								\$2,116,081
1.	Contractor OH and profit					15%	\$317,412	
2.	Contingency					20%	\$486,699	
Total Construction Costs							\$2,920,192	
Soft Costs								
1.	Design Costs					15%	\$438,029	
2.	Surveying			1	LS	\$10,000	\$10,000	
3.	Testing			1	LS	\$2,500	\$2,500	
4.	Permits			1	LS	\$5,000	\$5,000	
Subtotal Project Costs							\$3,375,721	
	Inflation (5%/year - 2 years)					10%	\$337,572	
Total Project Costs							\$3,713,293	

Hazelbrook Middle School Field Renovations - Draft Cost Estimate

Sand base fields for a Football and U-14		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 72,675.00	\$ 72,675
2	Erosion Control, complete in place	1	LS	\$ 10,000.00	\$ 10,000
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 2,000.00	\$ 2,000
III) Site Preparation/Demolition					
1	Miscellaneous	1	LS	\$ 5,000.00	\$ 5,000
IV) Earthwork					
1	Grading, complete in place	204000	SF	\$ 0.25	\$ 51,000
2	Export surplus soil	4,400	CY	\$ 20.00	\$ 88,000
3	Import and Place Sand (204,000 sf @1'), complete in place	8,500	CY	\$ 20.00	\$ 170,000
4	Infield Blend, complete in place	10,000	SF	\$ 1.50	\$ 15,000
V) Asphalt Paving					
1	Repair damaged asphalt paving, complete in place	1	LS	\$ 2,500.00	\$ 2,500
VI) Geotextile Material					
1	Geotextile Material, complete in place	204,000	SF	\$ 0.25	\$ 51,000
VII) Concrete work					
1	Concrete paving, complete in place	1,500	SF	\$ 7.50	\$ 11,250
VIII) General Utilities					
1	Subdrainage, complete in place	204,000	SF	\$ 0.30	\$ 61,200
2	Water Line for Drinking Fountain, complete in place	1	LS	\$ 5,000.00	\$ 5,000
3	Drain System for Drinking Fountain, Complete in place	1	LS	\$ 5,000.00	\$ 5,000
IX) Fencing (1- school youth field)					
1	42" - Chain Link (black) Fence, complete in place	240	LF	\$ 20.00	\$ 4,800
2	10' - Chain link (black) Fence, complete in place	190	LF	\$ 42.00	\$ 7,980
3	Backstop (black) w/overhang and wings, complete in place	1	EA	\$ 18,000.00	\$ 18,000
4	Dugout (10' high-black) & 2- 4' gates (80'), complete in place	2	EA	\$ 5,500.00	\$ 11,000

X) Site Furnishings					
1	Trash Receptacle, complete in place	4	EA	\$ 800.00	\$ 3,200
2	Benches, complete in place	2	EA	\$ 1,500.00	\$ 3,000
3	Drinking fountain	1	EA	\$ 4,000.00	\$ 4,000
4	Soccer Goals, complete in place	2	EA	\$ 5,000.00	\$ 10,000
5	Bleachers (3 row 15 feet)	2	EA	\$ 5,000.00	\$ 10,000
6	Football goals	2	EA	\$ 7,500.00	\$ 15,000
XI) Irrigation					
1	Irrigation, complete in place	204,000	SF	\$ 1.00	\$ 204,000
XII) Landscape					
1	Fine grade/soil preparation, complete in place	204,000	SF	\$ 0.25	\$ 51,000
2	Seeding, complete in place	204,000	SF	\$ 0.15	\$ 30,600

3	Landscape Maintenance	1	LS	\$ 5,000.00	\$ 5,000
SubTotal Construction Cost					\$ 927,205

Subtotal Construction Cost					\$ 927,205
	Contractor Overhead and Profit 20%	0.2		\$ 185,441.00	\$ 1,112,646.00
	Contingency 15%	0.15		\$ 166,896.90	\$ 1,279,542.90
TOTAL CONSTRUCTION COST					\$ 1,279,543

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 203,000.00	\$ 203,000.00
	Surveying	1	LS	\$ 10,000.00	\$ 10,000.00
	Testing	1	LS	\$ 2,500.00	\$ 2,500.00
	Permits	1	LS	\$ 5,000.00	\$ 5,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 1,500,043
	Inflation (5%/year - 2 years)	1	LS	\$ 150,004	\$ 1,650,047.19
TOTAL PROJECT COST					\$ 1,650,047

1. Tualatin River Greenway - 65th to Community Park - Draft Cost Estimate

Tualatin River Greenway Trail - 65th Boardwalk to West Side of I-5 Bridge		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 82,237.50	\$ 82,238
2	Tree Protection	1	LS	\$ 20,000.00	\$ 20,000
3	Erosion Control	4250	LF	\$ 5.00	\$ 21,250
II) Site Preparation					
1	Clearing and Grubbing (average 20' wide)	85000	SF	\$ 0.25	\$ 21,250
2	Demolition (boardwalk), complete in place	1	LS	\$ 2,500.00	\$ 2,500
III) Earthwork					
1	Excavation and grading	1	LS	\$ 100,000.00	\$ 100,000
2	Import Structural Fill with Geotextile (1' depth)	2500	CY	\$ 30.00	\$ 75,000
IV) Subdrainage					
1	Subdrainage (6" dia PVC - average 50' OC), complete in place	1000	LF	\$ 15.00	\$ 15,000
V) Plantings					
1	Preparation & Seeding (10' wide), complete in place	4250	LF	\$ 5.00	\$ 21,250
2	Mitigation plantings, complete in place	42500	SF	\$ 1.50	\$ 63,750
VI) Paving					
1	Concrete Path (10' wide), complete in place	4,250	LF	\$ 100.00	\$ 425,000
VII) Railing and Fencing					
1	Ornamental Railing	200	LF	\$ 125.00	\$ 25,000
VIII) Bridges and Boardwalks					
1	Bridge (10' wide), complete in place	0	LF	\$ 2,500.00	\$ -
2	Boardwalk with Rails (10' wide), complete in place	50	LF	\$ 1,500.00	\$ 75,000
3	Boardwalk w/o Rails (10' wide), complete in place	50	LF	\$ 1,200.00	\$ 60,000
IX) Site Furniture					
1	Benches, complete in place	6	EA	\$ 1,500.00	\$ 9,000
X) Signs					
1	Basic Tualatin Trail Signs, complete in place	4	EA	\$ 2,000.00	\$ 8,000
2	Plastic Bag Stations, complete in place	3	EA	\$ 1,000.00	\$ 3,000
3	Interpretives, complete in place	3	EA	\$ 7,500.00	\$ 22,500
Subtotal Construction Cost					\$ 1,049,738

Subtotal Construction Cost				\$ 1,049,738
Contractor Overhead and Profit 20%	0.2		\$ 209,947.50	\$ 1,259,685.00
Contingency 15%	0.15		\$ 188,952.75	\$ 1,448,637.75
TOTAL CONSTRUCTION COST				\$ 1,448,638

Project Soft Costs				
Design Fees (+/-15% of construction cost)	1	LS	\$ 130,000.00	\$ 130,000.00
Surveying	1	LS	\$ 20,000.00	\$ 20,000.00
Testing	1	LS	\$ 10,000.00	\$ 10,000.00
Permits	1	LS	\$ 10,000.00	\$ 10,000.00
				\$ -
				\$ -
SUBTOTAL PROJECT COST				\$ 1,618,638
Inflation (5%/year - 2 years)	1	LS	\$ 161,864	\$ 1,780,501.53
TOTAL PROJECT COST				\$ 1,780,502

2. Kohler Wetland Pond Trail - Draft Cost Estimate

Gram Street to Cowlitz Drive (with stairs) trail		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 29,325.00	\$ 29,325
2	Tree Protection	1	LS	\$ 2,500.00	\$ 2,500
3	Erosion Control	2800	LF	\$ 5.00	\$ 14,000
II) Site Preparation					
1	Clearing and Grubbing (average 20' wide)	14000	SF	\$ 0.25	\$ 3,500
2	Demolition Misc., complete in place	1	LS	\$ 2,500.00	\$ 2,500
III) Earthwork					
1	Excavation and grading	1	LS	\$ 18,000.00	\$ 18,000
2	Import Structural Fill with Geotextile (1' deep)	600	CY	\$ 30.00	\$ 18,000
IV) Subdrainage					
1	Subdrainage (6" dia PVC - average 50' OC), complete in place	420	LF	\$ 15.00	\$ 6,300
V) Plantings					
1	Preparation & Seeding (10' wide), complete in place	1400	LF	\$ 5.00	\$ 7,000
2	Mitigation plantings (replacement), complete in place	14000	SF	\$ 1.50	\$ 21,000
VI) Paving					
1	Crushed Rock Path (6' wide), complete in place	1,400	LF	\$ 12.00	\$ 16,800
VII) Railing and Fencing					
1	Relocate water quality fencing to south side of Service road	150	LF	\$ 35.00	\$ 5,250
VIII) Bridges and Boardwalks					
1	Metal Stairs 5' wide, complete in place	200	Riser	\$ 1,000.00	\$ 200,000
IX) Site Furniture					
1	Benches, complete in place	4	EA	\$ 1,500.00	\$ 6,000
2	Trash Receptacles, complete in place	1	EA	\$ 800.00	\$ 800
3	Bike Racks, complete in place	2	EA	\$ 1,500.00	\$ 3,000
X) Signs					
1	Basic Tualatin Trail Signs, complete in place	2	EA	\$ 2,000.00	\$ 4,000
2	Plastic Bag Stations, complete in place	2	EA	\$ 1,000.00	\$ 2,000
3	Interpretives, complete in place	2	EA	\$ 7,500.00	\$ 15,000
Subtotal Construction Cost					\$ 374,975

Subtotal Construction Cost				\$ 374,975
Contractor Overhead and Profit 20%	0.2		\$ 74,995.00	\$ 449,970.00
Contingency 15%	0.15		\$ 67,495.50	\$ 517,465.50
TOTAL CONSTRUCTION COST				\$ 517,465.50

Project Soft Costs					
	Design Fees (+~15% of construction cost)	1	LS	\$ 82,000.00	\$ 82,000.00
	Surveying	1	LS	\$ 10,000.00	\$ 10,000.00
	Testing	1	LS	\$ 5,000.00	\$ 5,000.00
	Permits	1	LS	\$ 10,000.00	\$ 10,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 624,465.50
	Inflation (5%/year - 2 years)	1	LS	\$ 62,447	\$ 686,912.05
TOTAL PROJECT COST					\$ 686,912.05

3. 108th Reservoir Trail - Draft Cost Estimate

108th Reservoir Perimeter Loop Trail		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 13,175.00	\$ 13,175
2	Tree Protection	1	LS	\$ 10,000.00	\$ 10,000
3	Erosion Control	1500	LF	\$ 5.00	\$ 7,500
II) Site Preparation					
1	Clearing and Grubbing (average 20' wide)	30000	SF	\$ 0.25	\$ 7,500
2	Demolition Misc., complete in place	1	LS	\$ 2,500.00	\$ 2,500
III) Earthwork					
1	Excavation and grading	1	LS	\$ 20,000.00	\$ 20,000
2	Import Structural Fill with Geotextile (1' deep)	560	CY	\$ 30.00	\$ 16,800
IV) Subdrainage					
1	Subdrainage (6" dia PVC - average 50' OC), complete in place	450	LF	\$ 15.00	\$ 6,750
V) Plantings					
1	Preparation & Seeding (10' wide), complete in place	1500	LF	\$ 5.00	\$ 7,500
VI) Paving					
1	Crushed Rock Path (6' wide), complete in place	1,500	LF	\$ 12.00	\$ 18,000
VII) Railing and Fencing					
1	6" High (black) chain link fence (Tank Facility), complete in place	960	LF	\$ 45.00	\$ 43,200
VIII) Site Furniture					
1	Benches, complete in place	2	EA	\$ 1,500.00	\$ 3,000
2	Trash Receptacles, complete in place	2	EA	\$ 800.00	\$ 1,600
IX) Signs					
1	Basic Tualatin Trail Signs, complete in place	1	EA	\$ 2,000.00	\$ 2,000
2	Plastic Bag Stations, complete in place	1	EA	\$ 1,000.00	\$ 1,000
3	Interpretives, complete in place	1	EA	\$ 7,500.00	\$ 7,500
Subtotal Construction Cost					\$ 168,025

Subtotal Construction Cost				\$	168,025
	Contractor Overhead and Profit 20%	0.2		\$ 33,605.00	\$ 201,630.00
	Contingency 15%	0.15		\$ 30,244.50	\$ 231,874.50
TOTAL CONSTRUCTION COST					\$ 231,874.50

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 38,500.00	\$ 38,500.00
	Surveying	1	LS	\$ 2,500.00	\$ 2,500.00
	Testing	1	LS	\$ 2,500.00	\$ 2,500.00
	Permits	1	LS	\$ 2,500.00	\$ 2,500.00
					\$ -
SUBTOTAL PROJECT COST					\$ 277,874.50
	Inflation (5%/year - 2 years)	1	LS	\$ 27,787	\$ 305,661.95
TOTAL PROJECT COST					\$ 305,661.95

Afalati Park Improvements - Draft Cost Estimate

Renovate play surfacing - add new play equipment		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 7,500.00	\$ 7,500
II) Site Preparation/Demolition					
1	Demolition Play Surfacing	2500	SF	\$ 1.00	\$ 2,500
III) Geotextile Material					
1	Geotextile Material, complete in place	2500	SF	\$ 0.25	\$ 625
IV) General Utilities					
1	Subdrainage, complete in place	1	LS	\$ 2,000.00	\$ 2,000
V) Playground Surfaces					
1	Wood Fiber System, complete in place	1600	SF	\$ 5.00	\$ 8,000
2	Synthetic surface mats (include Base), complete in place	1600	SF	\$ 15.00	\$ 24,000
VI) Playground Equipment					
1	Playground Equipment, complete in place	1	LS	\$ 40,000.00	\$ 40,000
Subtotal Construction Cost					\$ 84,625

Subtotal Construction Cost					\$	84,625	
	Contractor Overhead and Profit 20%	0.2		\$	16,925.00	\$	101,550.00
	Contingency 15%	0.15		\$	15,232.50	\$	116,782.50
TOTAL CONSTRUCTION COST					\$	116,783	
Project Soft Costs							
	Design Fees (+-15% of construction cost)	1	LS	\$	15,000.00	\$	15,000.00
						\$	-
						\$	-
SUBTOTAL PROJECT COST					\$	131,783	
	Inflation (5%/year - 1 years)	1	LS	\$	6,589	\$	138,371.63
TOTAL PROJECT COST					\$	138,372	

Brown's Ferry Park Improvements - Draft Cost Estimate

Create terrace and pave amphitheater		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I)					
1	Mobilization	1	LS	\$ 5,000.00	\$ 5,000
2	Erosion Control, complete in place	1	LS	\$ 2,500.00	\$ 2,500
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 1,000.00	\$ 1,000
III) Earthwork					
1	Rough Grading, complete in place	1	LS	\$ 5,000.00	\$ 5,000
IV) Concrete work					
1	Concrete paving - Amphitheater, complete in place	1	LS	\$ 10,000.00	\$ 10,000
V) Terracing					
1	Create Terrace for viewing	1	LS	\$ 20,000.00	\$ 20,000
VI) General Utilities					
1	Subdrainage, misc., complete in place	1	LS	\$ 1,000.00	\$ 1,000
VI) Landscape					
1	Fine grade/soil preparation, misc., complete in place	1	LS	\$ 500.00	\$ 500
2	Seeding, misc., complete in place	1	LS	\$ 500.00	\$ 500
Subtotal Construction Cost					\$ 45,500

Subtotal Construction Cost				\$	45,500
	Contractor Overhead and Profit 20%	0.2		\$ 9,100.00	\$ 54,600.00
	Contingency 15%	0.15		\$ 8,190.00	\$ 62,790.00
TOTAL CONSTRUCTION COST				\$	62,790
Project Soft Costs					
	Design Fees	1	LS	\$ 10,000.00	\$ 10,000.00
	Surveying	1	LS	\$ 1,000.00	\$ 1,000.00
	Testing	1	LS	\$ 1,000.00	\$ 1,000.00
SUBTOTAL PROJECT COST				\$	74,790
	Inflation (5%/year - 2 years)	1	LS	\$ 7,479	\$ 82,269.00
TOTAL PROJECT COST				\$	82,269

Community Gardens - Draft Cost Estimate

Garden plots enclosed in a 4' high black chain link		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS		\$ -
II) Site Preparation/Demolition					
1	Clearing, Grubbing, Leveling	1	LS	\$ 1,000.00	\$ 1,000
III) Geotextile Material					
1	Geotextile Material, complete in place	10000	SF	\$ 0.25	\$ 2,500
IV) Pathways					
1	Gravel path (between plots)	8000	SF	\$ 2.00	\$ 16,000
IV) General Utilities					
1	1" Water supply and quick couplers	1	LS	\$ 6,000.00	\$ 6,000
V) Fencing					
1	Chain Link Fence - 4 feet high, complete in place	540	LF	\$ 20.00	\$ 10,800
2	Service and man gate, complete in place	1	LS	\$ 1,000.00	\$ 1,000
Subtotal Construction Cost					\$ 37,300

Subtotal Construction Cost				\$	37,300
	Contractor Overhead and Profit 20%	0.2		\$ 7,460.00	\$ 44,760.00
	Contingency 15%	0.15		\$ 6,714.00	\$ 51,474.00
TOTAL CONSTRUCTION COST					\$ 51,474
Project Soft Costs					
					\$ -
					\$ -
					\$ -
SUBTOTAL PROJECT COST					\$ 51,474
	Inflation (5%/year - 1 years)	1	LS	\$ 2,574	\$ 54,047.70
TOTAL PROJECT COST					\$ 54,048

Lafky Park Improvements - Draft Cost Estimate

Replace aging play equipment		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 6,000.00	\$ 6,000
II) Site Preparation/Demolition					
1	Demolition Play Equipment	1	LS	\$ 2,500.00	\$ 2,500
2	Remove Existing Play Surfacing (45' x 60')	1	LS	\$ 1,000.00	\$ 1,000
III) Geotextile Material					
1	Geotextile Material, complete in place	2000	SF	\$ 0.25	\$ 500
IV) General Utilities					
1	Subdrainage, complete in place	2000	SF	\$ 0.30	\$ 600
V) Playground Surfaces					
1	Wood Fiber System, complete in place	2000	SF	\$ 5.00	\$ 10,000
VI) Playground Equipment					
1	Play equipment for both 2-5 and 5-12 ages	1	LS	\$ 40,000.00	\$ 40,000
Subtotal Construction Cost					\$ 60,600

Subtotal Construction Cost				\$	60,600
	Contractor Overhead and Profit 20%	0.2		\$ 12,120.00	\$ 72,720.00
	Contingency 15%	0.15		\$ 10,908.00	\$ 83,628.00
TOTAL CONSTRUCTION COST				\$	83,628
Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 15,000.00	\$ 15,000.00
					\$ -
SUBTOTAL PROJECT COST				\$	98,628
	Inflation (5%/year - 1 year)	1	LS	\$ 4,931	\$ 103,559.40
TOTAL PROJECT COST				\$	103,559

Community Park Improvements - Draft Cost Estimate					
Create dog park at north field.		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 8,500.00	\$ 8,500
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 1,000.00	\$ 1,000
III) Earthwork					
1	Rough Grading, complete in place	1	LS	\$ 4,000.00	\$ 4,000
IV) Pathways					
1	Crushed Rock Path 6' wide, complete in place	3500	SF	\$ 2.00	\$ 7,000
V) Concrete work					
1	Concrete paving - entry area, misc., complete in place	100	SF	\$ 7.50	\$ 750
VI) General Utilities					
1	Drinking Fountain Sewer Line, complete in place	1	LS	\$ 7,000.00	\$ 7,000
2	Water Supply line, complete in place	1	LS	\$ 7,000.00	\$ 7,000
VII) Fencing					
1	48" high - Dog Park Fence, complete in place	1600	LF	\$ 20.00	\$ 32,000
2	Dog Park 4' Pedestrian Gates, complete in place	3	EA	\$ 350.00	\$ 1,050
3	Dog Park 10' Maintenance Gates, complete in place	2	EA	\$ 800.00	\$ 1,600
VIII) Site Furnishings					
4	Dog Park Entry Sign	1	EA	\$ 3,000.00	\$ 3,000
5	Plastic Bag Stations	2	EA	\$ 500.00	\$ 1,000
6	Dog wash station	1	EA	\$ 2,500.00	\$ 2,500
7	Drinking fountain w/dog dish and drain system	2	EA	\$ 4,000.00	\$ 8,000
IX) Landscape					
1	Fine grade/soil preparation, complete in place	5,000	SF	\$ 0.10	\$ 500
2	Seeding, complete in place	5,000	SF	\$ 0.20	\$ 1,000
SubTotal Construction Cost					\$ 85,900

Subtotal Construction Cost				\$	85,900
	Contractor Overhead and Profit 15%	0.15		\$ 12,885.00	\$ 98,785.00
	Contingency 15%	0.15		\$ 14,817.75	\$ 113,602.75
TOTAL CONSTRUCTION COST				\$	113,603
Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 16,700.00	\$ 16,700.00
					\$ -
SUBTOTAL PROJECT COST				\$	130,303
	Inflation (5%/year - 1 year)	1	LS	\$ 6,515	\$ 136,817.89
TOTAL PROJECT COST				\$	136,818



3. Maintenance Costs

Detailed estimates of the ongoing maintenance fee were prepared for each proposed improvement. These estimates were then used to determine the magnitude of the maintenance fee that will be levied upon approval of the fall 2008 bond measure.



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

Appendix 3 Maintenance Costs

Community center

Community Center Maintenance Costs		
	Annual Cost	% of Total
Commodities	\$87,000	6%
Contractual Services and Utilities	\$559,968	39%
Capital Replacement Fund	\$25,000	2%
Personnel Costs	\$772,001	53%
Total Maintenance Costs	\$1,443,969	
Reduced Senior Center Costs	\$66,000	
Net Maintenance Costs	\$1,377,969	

Sports field improvements

Sports Fields Maintenance Costs	Jurgens	TCP North Field	New Tualatin Elementary	Tualatin High School	Hazelbrook	Total
Parks Maintenance						
Personnel - Regular	\$985	\$6,915	\$2,116	\$0	\$2,116	\$12,131
Personnel - Temporary	\$0	\$0	\$844	\$0	\$844	\$1,688
Benefits (Regular)	\$445	\$1,455	\$955	\$0	\$957	\$3,812
Benefits (Temp)	\$0	\$0	\$143	\$0	\$143	\$287
Botanical and Chemical	\$1,500	\$1,200	\$2,700	\$0	\$3,250	\$8,650
Utilities	\$1,500	\$3,900	\$7,952	\$4,800	\$8,550	\$26,702
Contracted Repair and Maintenance	\$6,400	\$2,600	\$11,600	\$0	\$13,440	\$34,040
Replacement	\$0	\$4,000	\$0	\$0	\$0	\$4,000
Total Expenditures	\$10,830	\$20,070	\$26,310	\$4,800	\$29,300	\$91,310
Field Replacement Fund						
Replacement**	\$0	\$0	\$0	\$91,465	\$0	\$91,465
Total Expenditures	\$0	\$0	\$0	\$91,465	\$0	\$91,465
Personnel - Temporary				\$2,030		\$2,030
Benefits				\$350		\$350
Total Expenditures	\$0	\$0	\$0	\$2,380		\$2,380
GRAND TOTAL	\$10,830	\$20,070	\$26,310	\$98,645	\$29,300	\$185,155

Trail improvements

TRAILS MAINTENANCE	TRG 65th under I-5	TRG I-5 to BFR	Koller Pond Gram to Cowlitz	108th Reservoir Trails	Total
Parks Maintenance					
Personnel Regular	3,836	3,836	2,560	2,560	12,791
Benefits (Regular)	1,725	1,725	1,150	1,150	5,749
Benefits (Temp)	0	0	0	0	0
Botanical and Chemical	5,000	500	5,000	1,500	12,000
Utilities-City Parks	4,200	4,200	4,200	0	12,600
Contracted Repair and Maintenance	5,300	7,300	5,300	0	17,900
Replacement	0	0	0	0	0
Total Expenditures	20,060	17,560	18,210	5,210	61,040

Park improvements

PARKS MAINTENANCE DIVISION EXPENDITURES	Atfalati Park	Brown's Ferry Park	Lafky Park	Community Garden	Total
Parks Maintenance					
Personnel - Regular	0	0	0	1,282	1,282
Personnel - Temporary	0	845	0	0	845
Benefits (Regular)	0	0	0	575	575
Benefits (Temp)	0	145	0	0	145
Botanical and Chemical	0	0	0	1,000	1,000
Utilities	0	0	0	3,500	3,500
Contracted Repair and Maintenance	0	500	0	500	1,000
Replacement	0	0	0	0	0
Total Expenditures	0	1,490	0	6,856	8,347



4. Community Center Maintenance and Programming Proforma

Consultants prepared a proforma for the full-scale option community center to demonstrate how the center might operate. The operations plan shows potential revenue streams and operations cost. It was intended only to guide the bond measure feasibility study. A more detailed operations study will be completed before moving forward with this project.



Tualatin Community Center Operations Plan and Analysis

**Prepared by Ballard*King
For the City of Tualatin**

June 12, 2008

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Background and Assumptions

This operations plan has been prepared as part of a bond measure feasibility study for the City of Tualatin. It was prepared in consultation with City staff and consultants from Cogan Owens Cogan, LLC and Opsis Architects. It is based on the following assumptions:

- This operations plan is a general estimate of the possible financial performance of the proposed Tualatin Community Center. This should be utilized for general directional purposes only. A more detailed study of estimated operating costs and user fees should be conducted before programming and opening the facility.
- This estimate has been prepared knowing the following:
 - Using only a basic program for the facility without the benefit of a concept plan for the center.
 - Without a completed market analysis to determine the demographics of the primary service area and determine the role of other providers in the market area.
 - Without an understanding of the current operations and staffing patterns of the City of Tualatin's Community Services department.
 - No knowledge of a specific site for the center
- The staffing patterns, rates of compensation, and fee structures for other similar facilities in the greater Portland area were used as models for this operations plan.
- The community center will contain the amenities noted in the introduction below.
- The center will be owned and operated by the City of Tualatin. Most services will be provided in-house. Partnerships with other service providers or community partners could be developed to deliver some programs or services or even managing the center.
- Use and revenue projections for the community center are reasonably aggressive.
- The first full year of operation for the center will be (calendar year) 2012.
- The majority of costs associated with maintaining the facility (selected staff, utilities, supplies, etc.) will be covered by a proposed new Maintenance Fee being considered for adoption by the City.
- Costs associated with recreational programs and associated staff and materials will be covered by fees charged to people who use the facilities; user fees for non-residents will be higher than those for residents.

Budget Summary

The following table summarizes projected expenditures and revenues for the facility.

Community Center Cost Summary	
REVENUES	
User Fees (Program Costs)	1,726,144
Park Maintenance Fee (Maintenance Fee Proceeds)	1,147,706
Total Revenue	2,873,850
EXPENDITURES	
Program	1,395,406
Maintenance	1,443,969
Total Expenditures	2,839,375
Difference	34,474

Operations Analysis

Division I - Expenditures

Expenditures have been formulated based on the costs that are typically included in the operating budget for this type of facility. The figures are based on the size of the center, the specific components of the facility and the projected hours of operation. Actual costs were utilized wherever possible and estimates for other expenses were based on similar facilities in other areas of the Pacific Northwest. All expenses were calculated as accurately as possible but the actual costs may vary based on the final design, operational philosophy, and programming considerations adopted by staff.

Facility Description – Leisure pool with 3 lap lanes, outdoor spray ground, party room, gymnasium, track, senior lounge, preschool area, arts & crafts room, community room/kitchen, weight/CV area, aerobics/dance room, locker rooms and administration area – **Approximately 73,000 sq.ft.**

Operation Costs

<u>Category</u>	<u>Facility Budget</u>
<u>Personnel</u>	
Full-time (regular)	1,102,000
Part-time (temporary)	<u>971,407</u>
Total	\$2,073,407

Tualatin Community Center Operations Study

Commodities

Office supplies (forms, paper, etc.)	8,000
Chemicals (pool/mech.)	18,000
Maint./repair/mat.	16,000
Janitor supplies	16,000
Rec. supplies	60,000
Uniforms	4,000
Printing/postage	30,000
Food (concessions)	20,000
Pro Shop	6,000
Other	3,000
Total	\$181,000

Contractual

Utilities (gas & electric)	328,500
Water/sewer/road/storm	47,000
Site maintenance	16,000
Insurance (prop.& liab.)	50,000
Communications (phone)	15,000
Contract services**	50,000
Rent equip.	3,000
Advertising	18,000
Training(staff time)	10,000
Conference	6,000
Trash pickup	5,000
Dues and subscriptions	1,500
Bank charges (charge cards, EFT)	10,000
Other	10,000
Total	\$570,000

Capital Replacement Fund	\$25,000
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<u>Grand Total</u>	\$2,839,375
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Note: Vehicle costs, if needed, are not included in this budget. This item is being paid from other central sources.

** Rates are \$4.50 sq. ft. It should be noted that these rates represent conservative estimates. However, rates for gas and electricity have been very volatile and could result in higher costs for utilities over time.*

*** Contract services covers maintenance contracts, control systems work, and contract labor.*

Staffing Levels:

Positions	Facility Budget
FULL-TIME (Regular)	
Center Manager (\$69,000)	1
Aquatics Supervisor (\$53,000)	1
Fitness Supervisor (\$53,000)	1
Sports Coordinator (\$48,000)	1
General Programs Coordinator (\$48,000)	3
Maintenance Supervisor (\$63,000)	1
Maintenance Worker (\$46,000)	3
Administrative Asst. (\$40,000)	1
Front Desk Supervisor (\$38,000)	2
Head Lifeguard (\$38,000)	2
New Salaries	\$760,000
Benefits (45%)	\$342,000
Total	\$1,102,000
New F.T.E. (full-time equiv.)	16

Note: Pay rates were determined based on typical wage scales in the Pacific Northwest. The positions listed are necessary to ensure adequate staffing for the center's operation but do not take into consideration any existing staff. The wage scales for both the full-time and part-time staff positions reflect an anticipated wage for 2008.

<u>Positions</u>	<u>Facility Budget</u>
PART-TIME (Temporary)	
Front desk supervisor (\$15.50hr.)	20hrs/wk
Front desk cashier (\$12.15hr.)	130hrs/wk
Lifeguard (\$13.00hr.)	400hrs/wk
Weight room supervisor (\$15.15hr.)	83hrs/wk
Recreation leaders (\$12.15hr.)	125hrs/wk
Gym attendant* (\$12.15hr.)	37hrs/wk
Teen/Game room attendant (\$12.15hr.)	39hrs/wk
Deli/Juice cart attendant (\$10.00hr.)	55hrs/wk
Custodian/Building attendant (\$14.00hr.)	75hrs/wk
Baby-sitter (\$12.15hr.)	102hrs/wk

<u>Positions</u>	<u>Facility Budget</u>
Program instructors**	
Aquatics (\$14.00hr.)	\$37,986
General (rates vary)	\$83,600
Total Salaries	\$830,263
Benefits (17%)	\$141,145
Total	<u>\$971,407</u>

* Position (and hours) is six months (26 weeks) only, due to heavier use of the facility during the winter months.

** Program instructors are paid at several different pay rates and some are also paid per class or in other ways. This makes an hourly breakdown difficult. General programs consist of sports leagues, youth, fitness, instructional classes and other such programs. Aquatics includes learn to swim, aqua fitness, and special classes.

Division II - Revenues

The following revenue projections were formulated from information on the specifics of the project and the demographics of the service area as well as comparing them to state and national

statistics, other similar facilities and the competition for recreation services in the area. Actual figures will vary based on the size and make up of the components selected during final design, market stratification, philosophy of operation, fees and charges policy, and priorities of use.

Revenue Projection Model:

<u>Category</u>	<u>Facility Budget</u>
-----------------	------------------------

Fees

Admissions	379,220
Multi. Admiss.	82,764
Annuals*	889,220
Corporate/Group	10,000
Rentals**	50,000
Total	\$1,411,004

Programs***

Aquatics	62,700
General	137,940
Contract programs	3,300
Total	\$185,400

Other

Pro-shop	8,000
Deli/Juice cart	60,500
Spec. events	3,300
Vending	10,000
Baby-sitting	29,700
Total	\$111,500

Grand Total	\$1,726,144
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* Figures are based on an active program to promote the sale of annual passes.

** Rental revenue are based on a strong rate of rentals.

*** Figures are based on assessing fees that are at least 50% higher than the total cost of operating the program. General programs consist of fitness, instructional classes and contractual programs. Aquatics includes learn to swim, aqua fitness, and other programs.

Division III - Expenditure - Revenue Comparison

Category	Facility Budget
Expenditures	\$2,839,375
Revenues from user fees	\$1,726,144
Recovery %	60%

Future Years: Expenditure - Revenue Comparison: Expenses for the first year of operation of the center should be slightly lower than projected with the facility being under warranty and new. Revenue growth in the first three years is attributed to increased market penetration and in the remaining years to continued population growth. In most recreation facilities the first three years show tremendous growth from increasing the market share of patrons who use such facilities, but at the end of this time period revenue growth begins to flatten out. Additional revenue growth is then spurred through increases in the population within the market area, a specific marketing plan to develop alternative markets, the addition of new amenities or by increasing user fees.

This operations pro-forma was completed based on the best information available and a basic understanding of the project. However, there is no guarantee that the expense and revenue projections outlined above will be met as there are many variables that affect such estimates that either cannot be accurately measured or are not consistent in their influence on the budgetary process.

Additional Facility Options Analysis: Several other facility options were evaluated as well. These include:

Reduced Scale Option – This option eliminates the indoor aquatics facility, the aerobic dance studio, party rooms and deli/juice bar. It also reduces the size of the locker rooms, teen area and the cardio/weight area.

Financial Impact – The loss of the indoor aquatics area as well as the aerobic dance room plus the reduction of the cardio/weight area would have the greatest impact on the operating budget. This would require that user fees be reduced by approximately 25% across the board. Expenses would be reduced with the elimination of the pool but the overall revenue loss will be higher. It is estimated that the operational subsidy would increase by at least \$75,000 to \$150,000 per year.

No Dedicated Senior Facilities Option – This option eliminates the senior facilities and has a smaller kitchen in comparison to the *Reduced Scale Option*.

Financial Impact – This option would have relatively little impact on overall center operations. It is estimated that this could save \$25,000 to \$45,000 a year in the overall cost of operating the center (with relatively limited direct revenue loss). Ultimately the subsidy level for the center would be reduced by this margin.

Division IV - Fees and Attendance

Projected Fee Schedule: The fee schedule has been figured utilizing an approximate 25% fee differential for non-residents. Revenue projections and attendance numbers were calculated from this fee model. The monthly rate listed in parenthesis is the cost of an annual pass broken down into twelve equal payments and does not represent an additional form of admission.

Category	Daily		Multiple		Annual		(Monthly)
	Res. / N Res.		Res. / N Res.		Res. / N Res.		Res./N Res.
Adults	\$7.15	\$9.65	\$107.75	\$144.80	\$385.00	\$520.00	(\$32 \$43)
Youth (6-17yrs.)	\$4.95	\$6.70	\$74.25	\$100.25	\$220.00	\$297.00	(\$18 \$25)
Senior (55+)	\$4.95	\$6.70	\$74.25	\$100.25	\$220.00	\$297.00	(\$18 \$25)
Family*	N/A		N/A		\$660.00	\$891.00	(\$55 \$74)

* Includes 2 adults and up to four child/youth, each additional adult would be \$200 and each additional child/youth would be \$75.

Corporate 10% discount 5 or more mult./annuals
 15% discount 10 or more mult./annuals
 20% discount 15 or more mult./annuals

Rentals \$30/hr /party/classroom
 \$40/hr multi-purpose/aerobics (per section)
 \$400/4hr multi-purpose (all sections, 4 hour minimum, prime time)
 \$30/hr kitchen
 \$50/hr gym court
 \$1,000/hr full facility

Pool
 \$150/hr (0-50 persons)
 \$200/hr (51-100 persons)
 \$250/hr (101-150 persons)

Baby-sitting \$3.00/per hour

Note: Multiple admissions are 20 admissions at a 25% discount. Annual passes require a monthly automatic withdrawal option from the holder's bank account to encourage sales.

Actual fees will be established by the city after detailed building design, programming and further refinements to programming and maintenance costs.

Attendance Projections: The following attendance projections are the basis for the revenue figures that were identified earlier in this report. The admission numbers are affected by the rates being charged for residents and non-residents, the facilities available for use and the competition within the service area. The figures are also based on the performance of other similar facilities in other areas of the country. These are averages only and the yearly figures are based on 360 days of operation.

Yearly Paid admissions	Facility
Daily (# daily admiss.)	54,000 150
Multiple (# sold annually)	16,000 800
Annual* (# sold annually)	156,000 1,500
Total Yearly	226,000
Total Daily	628

* Admissions for pass holders were figured based on 104 visits per year. Family admissions are counted as one admission.

The 1,500 annual passes are based on selling passes to approximately 10% of the households (9,700 projected in 2007) in the City of Tualatin and the balance in the surrounding communities.

Note: Attendance for other events, programs, and spectator functions is more difficult to predict but a best guess estimate is approximately 2.5 times the number of paid admissions. Recreation centers are traditionally the most busy from November to March and mid-June to mid-August and are slow from April to early June and again from mid-August to the end of October. Weekdays between the hours of 5pm and 8pm are the busiest times of the week and weekends are also very busy during the winter months. In contrast mid-morning and early afternoon on weekdays are usually slow as well as weekends during the summer months (especially Sundays).

Hours of Operation: The projected hours of operation of the community center are as follows:

Monday - Friday	6:00am to 10:00pm
Saturday	8:00am to 8:00pm
Sunday	Noon to 8:00pm

Hours per week: 100

Hours usually vary some with the season (longer hours in the winter, shorter during the summer), by programming needs, use patterns and special event considerations.

Appendix A. Part-Time (Temporary) Staff Hours:

Front Desk - 2 scheduled to work any hours that the center is open plus 3 staff from 4 to 8 pm on weekdays and 1 to 6 pm on weekends. The two full-time front desk supervisors would handle 80 hours of the front desk schedule (split between evenings and weekends).

<u>Time</u>	<u>Hours</u>	<u>Employees</u>	<u>Days</u>	<u>Total Hours Per Week</u>
Gym Attendant				
<u>Mon.-Fri.</u>				
4pm - 9pm	5	1	5	25
<u>Sat.-Sun.</u>				
12pm - 6pm	6	1	2	12
Total				37 hours

Note: This position is 26 weeks only during the winter months.

Weight Room Supervisor

<u>Mon.-Fri.</u>				
8am – 1pm	5	1	5	25
1pm – 4pm	3	1	5	15
4pm - 9pm	5	1	5	25
<u>Sat.</u>				
8am – noon	4	1	1	4
12pm - 7pm	7	1	1	7
<u>Sun.</u>				
12pm - 7pm	7	1	1	7
Total				83 hours

Recreation Leaders

<u>Mon.-Fri.</u>				
3pm - 9pm	6	3	5	90
<u>Sat.-Sun.</u>				
12pm - 7pm	6	3	2	36
Total				126 hours

Custodian/Bldg. Attendant

Mon.-Fri.

8am – 4pm	8	1	5	40
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4pm - 8pm	4	1	5	20
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Sat. & Sun.

7am – 11am	4	1	1	4
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11am – 3pm	4	1	1	4
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3pm- 10pm	7	1	1	7
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Total				75 hours
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Preschool attendant

Mon.-Fri.

8am - 1pm	5	2	5	50
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4pm - 8pm	4	2	5	40
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Sat.

10am - 4pm	6	2	1	12
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Total				102 hours
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Deli/juice Cart Attendant

Mon.-Fri.

7am – 11am	4	1	5	20
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3pm - 7pm	4	1	5	20
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Sat.

10am - 7pm	9	1	1	9
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Sun.

Noon – 6pm	6	1	1	6
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Total				55 hours
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Teen/Game Room Attendant

Mon.-Fri.

3pm - 8pm	5	1	5	25
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Sat.-Sun.

12pm - 7pm	7	1	2	14
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Total				39 hours
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Pool Guards

Hours: 6am-10pm, Monday-Friday
 8am-8pm, Saturday
 Noon-8pm, Sunday

Summer Season (June, July, August and holidays-15 wks)

<u>Time</u>	<u>Hours</u>	<u>Guards</u>	<u>Days</u>	<u>Total Hours Per Week</u>
<u>Mon.-Fri.</u>				
5:30am - 9am	3.5	2	5	35
9am - 1pm	4	3	5	60
1pm - 6pm	5	6	5	150
6pm - 10pm	4	5	5	100
<u>Sat.</u>				
7:30am - 9am	1.5	2	1	3
9am - 1pm	4	3	1	12
1pm - 6pm	5	6	1	30
6pm - 8pm	2	5	1	10
<u>Sun.</u>				
11:30am - 1pm	1.5	2	1	3
1pm - 6pm	5	6	1	30
6pm - 8pm	2	5	1	10
Total				443 hours

Fall, Winter & Spring Seasons (September through May-37wks)

<u>Time</u>	<u>Hours</u>	<u>Guards</u>	<u>Days</u>	<u>Total Hours Per Week</u>
<u>Mon.-Fri.</u>				
5:30am - 8am	2.5	2	5	25
8am - 11:30am	3.5	2	5	35
11:30am - 1pm	1.5	2	5	15
1pm - 3pm	2	2	5	20
3pm - 6pm	3	6	5	90
6pm - 8pm	2	6	5	60
8pm - 10pm	2	4	5	40
<u>Sat.</u>				
7:30am - 9am	1.5	2	1	3
9am - 1pm	4	3	1	12
1pm - 6pm	5	6	1	30
6pm - 8pm	2	5	1	10
<u>Sun.</u>				
11:30am - 1pm	1.5	2	1	3
1pm - 6pm	5	6	1	30
6pm - 8pm	2	5	1	10
Total				383 hours

Note: This schedule is based on a guard rotation concept and on utilizing the Head Guards in the rotation schedule (approximately 80 hrs. a week additional). Based on the pool's basic configuration, schedule and estimated use patterns, this level of lifeguard staffing will be necessary to ensure adequate protection for swimmers. This is an estimate of anticipated guard hours only and actual needs could vary depending on the final pool design, actual use patterns, and hours of operation.

Appendix B. Program Staffing

Aquatics Programs

Swim Lessons (instructors are paid \$14.00 an hour classes are 25 minutes in length)

Summer- staff (\$7.00/cl.)	15 classes/day 5 days	10 wks	\$5,250
Spring/Fall- staff (\$7.00/cl.)	12 classes/day 2 days	16 wks	\$2,688
Winter- staff (\$7.00/cl.)	9 classes/day 2 days	8 wks	<u>\$1,008</u>
Total			\$8,946

Water Aerobics

Summer- staff (\$20.00/cl.)	18 classes/wk	14 wks	\$5,040
Spring/Fall- staff (\$20.00/cl.)	15 classes/wk	26 wks	\$7,800
Winter- staff (\$20.00/cl.)	15 classes/wk	12 wks	<u>\$3,600</u>
Total			\$16,440

Private Swim Lessons

4 lessons/wk (\$20.00/less.)		45 wks	\$3,600
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Other

Misc.

1 staff (\$20.00/cl.)	9 classes/wk	50 wks	\$9,000
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Total Aquatics Programs			\$37,986
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General Programs

Leagues (adult basketball & volleyball)

Basketball

Tues. 2 staff (\$25.00/game)	3 games/wk	20 wks	\$3,000
1 staff (\$10.00/game)	3 games/wk	20 wks	\$600

Volleyball

Thurs. 1 staff (\$20.00/cl.)	3 games/wk	<u>24 wks</u>	<u>\$1,440</u>
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Total			\$5,040
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Fitness (dry land)

MWF 1 staff (\$25.00/cl.)	18 classes/wk	52 wks	\$23,400
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T Th 1 staff (\$25.00/cl.)	12 classes/wk	52 wks	\$15,600
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Wknd 1 staff (\$25.00/cl.)	4 classes/wk	<u>52 wks</u>	<u>\$5,200</u>
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Total			\$44,200
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Weight Training

1 staff (\$25.00/cl.)	3 classes/wk	52 wks	\$3,900
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Personal Trainer

1 staff (\$35.00/sess.)	5 per week	52 wks	\$9,100
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Youth/Teen Activities

1 staff (\$15.00/cl.)	6 classes/wk	36 wks	\$3,240
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Older Adult Activities

1 staff (\$15.00/cl.)	6 classes/wk	36 wks	\$3,240
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Arts & Crafts

1 staff (\$15.00/cl.)	6 classes/wk	36 wks	\$3,240
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Birthday Parties

1 staff (\$15.00/party)	8/wk	52 wks	\$6,240
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Recreation

1 staff (\$15.00/cl.)	4 classes/wk	36 wks	\$2,160
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Misc. (dance, martial arts, etc.)

1 staff (\$15.00/cl.)	6 classes/wk	36 wks	\$3,240
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Total General Programs			\$83,600
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Note: Some programs and classes could be on a contractual basis with the center, where the facility will take a percentage of the revenues charged and collected. These programs have not been shown in this budget as a result.

Appendix C. Revenue Worksheet:

Daily

	<u>Fee</u>	<u># per day</u>	<u>Revenue</u>
Adult	\$7.15	70	\$501
Youth	\$4.95	40	\$198
Senior	\$4.95	40	\$198
Total		150	\$897 x 360 days = \$322,740
Non. Res. 50% of users with a 35% increase in revenues			\$56,480
Grand Total			\$379,220

Multiple Admission Cards

	<u>Fee</u>	<u># sold</u>	<u>Revenue</u>
Adult	\$107.25	400	\$42,900
Youth	\$74.25	200	\$14,850
Senior	\$74.25	200	\$14,850
Total		800	\$72,600
Non. Res. 40% of users with a 35% increase in revenues			\$10,164
Grand Total			\$82,764

Yearly Pass

	<u>Fee</u>	<u># sold</u>	<u>Revenue</u>
Adult	\$385	400	\$154,000
Youth	\$220	25	\$5,500
Senior	\$220	175	\$38,500
Family	\$660	900	\$594,000
Total		1,500	\$792,000
Non. Res. 35% of users with a 35% increase in revenues			\$97,020
Grand Total			\$889,020

Revenue Summary

Daily	\$379,220
Multi Admissions	\$82,764
Passes	<u>\$889,020</u>
Total	\$1,351,004

Note: This work sheet was used to project possible revenue sources and amounts. These figures are estimates only, based on basic market information and should not be considered as guaranteed absolutes. This information should be utilized as a representative revenue scenario only and to provide possible revenue target ranges.

Appendix D. Draft Program

Following is a summary of the types and sizes of elements that would be included in the Community Center. The draft program was prepared by Opsis Architects.

A Operations - Building Support		Size (s.f.)
A.01	Reception/Access Control/Registration	300
A.02	Vending Alcove	150
A.03	Locker Rooms - Men's	1,500
A.04	Locker Rooms - Women's	1,700
A.05	Family/Special Needs Locker Vestibule	300
A.06	Family/Special Needs Changing Rooms (4 x 90sf)	480
A.07	General Building Storage	300
A.08	Maintenance/Storage/Workroom	500
	<i>Subtotal - Building Operations Spaces</i>	<i>5,230</i>
B Operations - Facility Offices		
B.01	Facility Manager Office	140
B.02	Assistant Facility Manager / Operations	120
B.03	Program Coordinator's Office (2 @ 120sf)	240
B.04	Secretary/Receptionist (2 @ 80sf)	160
B.05	Program Staff (4 @ 80sf)	320
B.06	Meeting/Conference Room	300
B.07	Staff Breakroom	280
B.08	Staff Restroom - Unisex	60
B.09	Workroom/Storage/Supplies	300
	<i>Subtotal - Facility Offices</i>	<i>1,920</i>
C Admissions - Recreation Spaces		
C.01	Cardiovascular/Weight Room	3,500
C.02	C/W Storage	50
C.03	Fitness Assessment Room	150
C.04	Multi-Use Gymnasium (2 courts @ 50'x 84')	13,000
C.05	Gymnasium Storage (equipment/portable stage)	700
C.07	Elevated Walk/Jog Track (gym mezzanine)	6,000
C.08	Multi-Use Leisure Pool w/ 3 exercise lanes (water area @ 4,500sf)	9,000
C.09	Spa/Hot Tub (water surface 200 sf)	200
C.10	Aquatic Supervisor's Office	120
C.11	Pool Office (Assistant Pool Manager/Head Guard)	140
C.12	First Aid Room	80
C.13	Lifeguard Room	300
C.14	Pool Storage	300
C.15	Pool Mechanical Room/Surge Tanks/Pumps	1,000
C.16	Pool Heater Room	200
C.17	Pool Filtration Room	150
C.18	Sprayground (exterior amenity @ 2,000-2500sf)	0
C.19	Restroom - Men (upper level)	200
C.20	Restroom - Women (upper level)	200
	<i>Subtotal - Recreation Spaces</i>	<i>35,290</i>

D Programs - Community Spaces

D.01	Lobby/Lounge	800
D.02	Deli-Juice Cart/Café Seating	600
D.03	Community Room - 166 seated (3-room divisible)	3,000
D.04	Community Room Courtyard	0
D.05	CR Storage (tables, chairs)	500
D.06	CR Activities Storage (2 alcoves @100sf)	200
D.07	CR Commercial/Teaching Kitchen	800
D.08	CR Senior Pantry/Secure Storage	300
D.09	CR Public Restroom - Men	300
D.10	CR Public Restroom - Women	300
D.11	Teen Hangout (w/ game room)	2,000
D.12	Adult/Senior Lounge (w/ game room)	1,500
D.13	A/S Restroom - ADA	60
D.14	A/S Storage	100
D.15	A/S Reception/Service Counter (2 workstations)	160
D.16	A/S Office	120
D.17	Shared-Technology Center (disperse thru facility)	0
D.18	Early Education/Preschool Activity Room	900
D.19	Early Education/Preschool Activity Storage	80
D.20	CW Restroom (2 @30 s.f. each)	60
D.21	Multi-Purpose/Party Room (2 @ 350sf)	700
D.22	Multi-Purpose/Party Room Storage	60
D.23	Multi-Purpose/Arts-Crafts Classroom	1,000
D.24	MP/AC Classroom Storage (quilt storage)	300
D.25	Aerobics/Dance Studio	1,800
D.26	A/D Studio Storage	300
	<i>Subtotal - Community Spaces</i>	<i>15,940</i>

Efficiency factor 80%

Total Net Assignable Area 58,380

Building Grossing Efficiency Space Requirement 14,595

Total Gross Building Area	72,975
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Site Needs

- Parking (3.4 stalls per 1,000 s.f.) – 250 spaces
- Land needed for landscaping, shade trees, mitigation, outdoor elements and other site requirements
- Outdoor elements include a spraypark/water feature, uncovered multi-purpose courts and a jogging/walking path
- Assuming an overall site size of 8-10 acres

Appendix E. Site Selection Criteria

Following is a list of criteria that could be used to identify an appropriate site for the proposed community center if plans to build it move forward. This list was prepared by Cogan Owens Cogan and Opsis Architects.

- Size (adequate land for building, parking, landscaping, any outdoor facilities and/or potential expansion areas)
- Access to adequate/needed transportation facilities, including major roads, public transit, pedestrian and bicycle connections
- Ability to serve with water, wastewater and stormwater treatment facilities
- Compatibility with and impact on existing/future land uses
- Allowed within current zoning designation
- Other regulatory issues
- Location relative to residents/demographic groups, including population within a 10-minute drive
- Slope (affects development cost)
- Natural resource or other physical site constraints (e.g., presence of wetlands, riparian areas, contamination, etc.) – affects net size and development cost
- Exposure/access to other activities and complementary land uses (i.e., prominence or visibility of location)
- Partnership opportunities
- Cost recovery potential (affected by other criteria)
- Approximate land cost per acre
- Shared parking potential



Tualatin Recreation **BOND MEASURE FEASIBILITY STUDY**

5. Ad Hoc Committee Materials

The Ad Hoc Committee was convened by City Council to advise the City Council on the feasibility study process and met four times. The list of committee members and agendas and summaries from each of these meetings are included here.

- a. Committee Roster*
- b. Meeting #1 Agenda*
- c. Meeting #1 Summary*
- d. Meeting #2 Agenda*
- e. Meeting #2 Summary*
- f. Meeting #3 Agenda*
- g. Meeting #3 Summary*
- h. Meeting #4 Agenda*
- i. Meeting #4 Summary*



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

AD HOC COMMITTEE MEMBERSHIP ROSTER

Members	Representation
1. Chris Barhyte	City Council Member
2. Monique Beikman	City Council member
3. Sammi Brudvig	Youth Advisory Council
4. Dave Cook	Tualatin Organization of Sports
5. Travis Dunford	Tualatin Park Advisory Comm.
6. Mark Ennis	Citizen
7. Alaina Hahn	Youth Advisory Council
8. Joey Hall	Tualatin Organization of Sports
9. Jay Harris	City Council Member
10. Bill Hawley	Tualatin Park Advisory Comm.
11. Lindy Hughes	Tualatin Historical Society
12. Joe Lipscomb	Senior Steering Committee
13. Connie Ledbetter	Tualatin Tomorrow
14. Scott McPherson	Tualatin Organization of Sports
15. John Medvec	Citizen
16. Katie Ogden	Youth Advisory Council
17. Jennifer Price	Citizen
18. Gary Surgeon	Citizen
19. Debbie Wightman	Tualatin Park Advisory Comm.
20. Jennie Willis	Citizen
Staff Contacts	
1. Paul Hennon	Community Services Director
2. Sherilyn Lombos	City Manager
3. Carl Switzer	Parks & Recreation Coordinator



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

AD HOC COMMITTEE MEETING

Thursday, February 7, 6:30 – 8:30 p.m.

Tualatin/Durham Senior Center

AGENDA

1. Welcome and introductions (*15 minutes*) Sherilyn Lombos
2. City council direction (*5 minutes*) Sherilyn
3. Committee roles and responsibilities (*15 minutes*) Matt Hastie
4. Project overview and schedule (*30 minutes*) Matt Hastie/Paul Hennon
5. Public opinion survey results (*15 minutes*) Matt
6. Next steps (*10 minutes*) Matt

Handouts

- Ad-Hoc Committee roster
- Roles and responsibilities
- Committee agenda topics
- General schedule
- Survey summary results and report
- Study and community center components (photos by element)
- Overview map of potential bond measure improvements (use Tualatin System Map)



Tualatin Recreation **BOND MEASURE FEASIBILITY STUDY**

AD HOC COMMITTEE MEETING

Thursday, February 7, 6:30 – 8:30 p.m.

Tualatin/Durham Senior Center

Meeting Summary

1. Welcome and introductions

Sherilyn Lombos, City Manager, opened the meeting and invited participants to introduce themselves.

2. City council direction

Sherilyn and Paul Hennon explained that City Council has directed the City to explore a bond measure for the November 2008 ballot as an outcome of the extensive Tualatin Tomorrow visioning project. The process includes measuring public support for a ballot measure, determining what will be included on the measure and determining accurate costs for facilities.

The City was working with the school district to potentially secure a site for a community recreation center but that site is constrained by condemnation requirements. The City will identify site criteria before the election but a specific site will likely be chosen after the general election. The project schedule is being driven the November election date and ballot measure requirements. The committee will make its recommendation to the Council in May.

3. Committee roles and responsibilities

Matt Hastie, consultant with Cogan Owens Cogan, LLC, reviewed the roles and responsibilities of the Ad Hoc Committee and the agenda items for each of the group's four meetings. Matt encouraged committee members to serve as liaisons with their constituent groups and to be active participants at each meeting. The committee's role is to recommend a package of improvements to the City Council for the November ballot.

The group discussed whether to have a citizen member of the committee serve as chairperson or whether staff should continue to facilitate these meetings. The group voted to have staff continue in this role.

4. Project overview and schedule

In addition to the Ad Hoc Committee meetings, the project schedule also includes two public surveys, one of which has been completed. The second survey will include registered voters only and will test the recommended package of improvements and voters' willingness to pay for it. The survey may test for more than one alternative bond measure package.

The City Council has provided some direction on the elements of the community center and has been very specific about whether certain types of facilities will or will not be considered, including aquatics facilities. They want the center to accommodate leisure and fitness rather than competitive swimming or diving.

Many of the sports fields in the city are soil-based. These fields are expensive to maintain and their use is limited. The City would like to partner with the Tigard - Tualatin school district to upgrade existing fields to improve drainage or use artificial turf in some locations. The City has a good working relationship with the school district. Because of legal issues, the location of Horizon Christian High School, and other issues, the City will not pursue a partnership with that organization for upgrading its field.

A committee member asked whether new fields can be part of the package. The direction from City Council at this time is to look at upgrading fields but not to add new land. The Ad Hoc Committee could recommend another direction if they feel strongly about this.

Another committee member asked whether indoor tennis courts would be included in this package. Paul explained that they were not favored by the City Council and did not score well in the first survey. Another person suggested that other indoor sports facilities may still be worth pursuing.

The City Council is planning on adding a dog park to the north end of Tualatin Community Park. This is not tied to the bond measure and will move forward regardless of the outcome of the bond measure study. *[Correction: The dog park construction costs were always to have been included in the bond measure program.]*

Mayor Lou Ogden joined the group and reported on a school board meeting he had just attended at which the school district reiterated its willingness to work with the city to upgrade fields. They want to focus on fields that the schools and the City can

use at different times. School district land that may be used to site new schools will not be available for new fields or joint use purposes. Semi-permanent structures such as bleachers are likely to be supported if they do not interfere with the long-term use of the land. Currently vacant land not planned for future facilities may be available for joint use by the City and the school district. The bond measure may have a high degree of specificity about locations. The school district needs to complete master plans before final decisions are made. The Tualatin Organization of Sports (TOS), the mayor and other city staff will facilitate communication with parents and city residents as needed.

Long-term plans for trails call for the Tualatin River Greenway to span the City from the urban growth boundary (UGB) on the east to the UGB to the west. The City and consulting staff, as part of this process, will look at what trail segments can be built now or in the near future and what land can be acquired for future trail development. Other walking and biking trails also may be part of the package of recommendations.

Park renovations and improvements also will be included in the bond measure package. These are typically not well-funded. The bond measure is an opportunity to fund minor improvements to neighborhood parks.

Paul reviewed photos of recreation center elements. The Tualatin community center is likely to include features such as an indoor running track, cardio and weight machines, studios, a gymnasium, lounges and activity spaces for children and teens and multi-purpose classrooms.

5. Public opinion survey results

Next, Matt reviewed key findings from the first public phone survey. The Youth Activities Committee (YAC) had an informal "dot exercise" with students to help identify their preferred activities. Most activities the students favor are indoor activities. The City Council is considering a rock-climbing wall in response to the YAC survey results. While it did not score high in the phone survey, it has only modest space requirements and can help bring more people into a facility and be a net revenue generator.

The public survey was conducted by Davis Hibbitts & Midghall, a local firm who specializes in this type of statistically valid survey. They contacted 300 city residents using a random-digit dialing process. Statistically, this number of participants is large enough to be valid and to allow analysis of demographic sub-groups. This was a community-wide survey of adults over 18. More detail is available for those who are interested.

The first question was open-ended. A relatively high number of respondents gave answers relating to parks and recreation. When asked what recreation programs

they would like offered in their community, the most common responses were youth programs and a swimming pool. About half of the programs named could be included in a community center.

The next question asked how important park maintenance, community centers and trails were to the respondents. Maintaining and enhancing existing facilities and building a community center received the highest levels of support. Respondents between the ages of 18 and 34 were more likely to support all activities.

When asked which recreation programs were the highest priority, respondents ranked recreation programs for children and teens as most important. A performance stage, rock-climbing wall and lap pool received the least support.

A majority of respondents supported building a community center at a cost of \$25 a month per household. There were no differences between participants with and without children, though younger people were somewhat more likely to support the center. A small percentage would support a center if costs to residents were lower.

The survey generally demonstrates that there is strong community support for parks and recreation, and especially strong willingness to pay for services compared to similar surveys in other communities conducted by DHM. The next survey will be more specific and measure willingness to pay user and maintenance fees, as well as bond measure costs.

Joey Hall, a committee member, reported that his children, who participated in the YAC survey, were told that all programs would be provided at no cost. YAC members said that was likely a mistake by one of the survey volunteers and was not the intent.

Next, the group discussed programs for seniors and whether those programs that are currently held at the Senior Center could be included in the new community center. There are many very popular adult programs at the senior center. The center design is aging, limited in the type of facilities, and does not meet current or future demand well. Joe requested that the City Council explore options, including closing the existing Senior Center and moving its programs to the new community center.

The Ad Hoc Committee expressed its willingness to explore the option of integrating the adult and senior programs, if the City Council supports that move. More information would be provided on this topic at the next meeting.

One committee member asked what the total ballot measure amount was likely to be. Paul reported that current estimates are between 30 and 40 million, but that is very preliminary. This process is intended to determine exact costs.

6. Next steps

Matt asked the committee whether they wanted to take a group tour of some of the facilities. Most preferred to visit on their own, but some members are interested in a group tour. Staff will explore this further and at a minimum provide information about facilities around the region which members could tour, as well as facilities outside the region which members could view using the Internet.

Playing fields and the senior center issue will be discussed in more detail at the next meeting.

The mayor and staff thanked the committee members for their time and effort on this project.

The meeting was adjourned.



Tualatin Recreation **BOND MEASURE FEASIBILITY STUDY**

AD HOC COMMITTEE MEETING

Thursday, March 6, 6:30 – 9 p.m.

Tualatin/Durham Senior Center

AGENDA

- | | |
|---|---------------|
| 1. Status report (<i>5 minutes</i>) | Paul Hennon |
| 2. Community center – preliminary program, site needs and site selection criteria (<i>40 minutes</i>) | Jim Kalvelage |
| 3. Sports field improvements – preliminary programs (<i>25 minutes</i>) | Paul |
| 4. Trail improvements – preliminary programs (<i>25 minutes</i>) | Paul |
| 5. Park improvements – preliminary programs (<i>30 minutes</i>) | Paul |
| 6. Park maintenance fee – description, status report (<i>10 minutes</i>) | Matt Hastie |
| 7. Next steps (<i>10 minutes</i>) | Matt |

Handouts

- Updated Ad Hoc Committee roster
- Updated Ad Hoc Committee agenda topics
- Ad Hoc Committee meeting #1 summary
- Community center preliminary program, site needs and selection criteria
- Locator map for sports field and park improvements
- Preliminary programs for sports fields, trails and park improvements
- Park maintenance fee summary



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

AD HOC COMMITTEE MEETING

Thursday, March 6, 6:30 – 9 p.m.

Tualatin/Durham Senior Center

Meeting Summary

1. Status report and roster

Sherilyn Lombos, City Manager, opened the meeting and invited participants to introduce themselves.

Paul Hennon noted the following items:

- Participants should note any needed changes to the roster that we are using to keep attendance. We will use it to update our committee spreadsheet roster.
- Changes to the roster include Cama Anderson and Jay Wilcox leaving the committee. Another Tualatin Tomorrow representative will be added. Jennie Willis has joined the committee.
- Participants received an updated list of agenda topics that includes meeting locations and minor editorial changes.

2. Community Center – preliminary program, site needs and site selection criteria

Paul reminded participants that we are studying the costs and feasibility of a new community center which received strong support in our initial survey.

Paul introduced Jim Kalvelage of Opsis Architects who has prepared a preliminary program for a community center in consultation with Paul and other staff and consistent with direction from the City Council to date and results of the first public opinion survey. In describing the community center, and responding to question, Jim noted the following:

- The aquatics area would include multiple uses such as a lazy river, lap area, space for water aerobics and a water slide. This size and mix of pool activities increases efficiency and potential revenues generated. The largest part of the pool is not a typical rectangular pool such as the one that currently

Recreation Bond Measure Feasibility Study Meeting #2 Summary

March 6, 2008

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exists at the high school, it would be a leisure pool which is shallower and warmer, and meant for play. The lap swimming portion of the pool is three lanes wide.

- The elevated track above the gymnasium helps conserve space and allow seating below (e.g., collapsible bleachers). Cardiovascular equipment could be located at the corners of the track.
- The gymnasium could be divided into two separate courts with a curtain. The gym is a flexible space that would be used for an indoor playground, bazaar, dances, etc.
- The outdoor spray park would include spray jets, dump buckets, etc for seasonal use.
- The community room and multi purpose rooms represent rental opportunities for weddings or other events. If adjacent to an outdoor courtyard, they could accommodate more people.
- The community party rooms could be used for birthday parties, etc. They would have adjustable tables and other features to allow for use by kids and adults and be easy to maintain.
- The aerobics room would have a sprung floor, good sound system, and flexible mechanical system to allow for changing temperatures during different activities.
- The efficiency space requirement accounts for areas needed for corridors, walls, mechanical units, etc.
- Overall site needs could be affected by a variety of variables, including wetlands, opportunities for shared parking and availability of land.

Additional questions and comments included the following (comments or responses from staff are noted in *italics*):

- A committee member asked if the plan includes a jogging track/trail at the community center site. *It could depending on the site constraints and available funds the grounds may be able to accommodate some outdoor amenities such as trails within the projected 8-10 acre site and can show that in the next draft of the plan.*
- A committee member asked if the community center gymnasium could have separate simultaneous uses and if the plan could include a covered exterior area for more courts. *There are a lot of options for how to design gym space. As shown it is possible to have two separate activities occurring simultaneously in the gym (e.g. 2 half-court activities and one full court game). There also is the potential for outdoor courts on the site depending on site constraints and available funding. These could also be accommodated in a future expansion at the facility.*
- A committee member advocated for playing fields at this site.
- A committee member suggested the consideration of planning for a future aquatics area expansion.

Recreation Bond Measure Feasibility Study Meeting #2 Summary

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- A committee member asked about how busy the existing pools are in the community (e.g., school-district owned facilities). *Pretty busy and well programmed. But those are different types of pools. The proposed pool is a shallower, warm water leisure pool. A lap pool rated lower in the survey than one geared for leisure and would represent a significant additional cost (and be more costly to operate).*
- A committee member raised a question about the City's ability to raise money to construct a center. *This feasibility study will find out if the community is supportive of these types of public amenities, and if Council refers it to the ballot, it is the voters who will decide if they would like to pay for it.*
- A committee member mentioned that the senior center staff is excited about the potential for including facilities for older adults in a new community center. *The trend in serving older adults is to incorporate facilities in a multi-purpose and multi-generational facility. It is more cost-effective and more beneficial for active seniors. Loaves and Fishes currently is operating out of the Firstenberg Center in Vancouver and it works very well. Older people benefit from seeing kids there but also have a separate entrance, dedicated spaces, and a kitchen for meals and catering, fitness and nutrition.*

Paul noted the following next steps:

- Estimating costs for the facility.
- Considering costs within the context of other potential recreational needs (sports fields, parks and trails).
- Estimating operation and maintenance costs and the expected percentage of costs that could be recovered by user fees (being undertaken by consulting team member Ballard*King).

3. Sports field improvements – preliminary programs

Paul Hennon reviewed site plans for and described potential improvements to sports fields at a number of city-owned parks and facilities owned by the Tualatin-Tigard School District. Participants also received a written summary of those improvements. In describing the possible improvements, Paul noted the following:

- The potential new fields at the new Tualatin Elementary School include three options which vary in their encroachment onto the adjacent property (20-50%). The most compact option is probably the most likely. The City probably would not propose lights at any of these fields at this time, given potential negative impacts on and feedback from neighbors.
- The City will provide cost estimates for these fields at the next meeting, including a comparison between sand and artificial surface options for selected fields.

Additional questions and comments included the following (comments or responses from staff are noted in *italics*):

- A committee member asked about the field dimensions for the fields at the new Tualatin Elementary School. *One field would support an array of sports such as lacrosse, soccer or football. We do not show two full-size baseball fields there but could accommodate two youth baseball/softball fields or one youth field and one adult softball field.*
- The current sand based fields in Tualatin parks are good but there is no excess capacity to enable resting them. Increasing the number of fields will help rotate/rest the existing fields on a rotating basis.

4. Trail improvements – preliminary programs

Paul Hennon reviewed site plans for and described potential trail improvements along the Tualatin River Greenway and in other locations through the City (e.g., Hedges Creek, Nyberg Creek, the Koller Wetland Pond, 108th Reservoir site, and others). Participants also received a written summary of those improvements. In describing the possible improvements, Paul noted the following:

- The City is incapable of addressing some desired trail needs at this time given current land uses and/or owners not currently willing to sell.
- There are not many opportunities to construct a trail from Tualatin Park to Highway 99W given the location of the adjacent golf course and homes on the riverbank. One option was to look at a new bridge over the Tualatin River at 108th Avenue. We studied that and found that it would be potentially feasible but very expensive and very difficult. That means that we will need to continue to rely on on-street bike and pedestrian trails in that area.
- Between Highway 99 and the western city planning area boundary, there are a number of opportunities for land acquisition and construction of trails.
- At the Koller Wetland Pond, it will be a challenge to get out of the area at south end and we cannot make that access point accessible for people with disabilities, but can install stairs. People with disabilities would be able to have a similar experience as others since they can access the water front trail.

Additional questions and comments included the following (comments or responses from staff are noted in *italics*):

- A committee member suggested exploring the cost/feasibility to create a signed route system, e.g., markings for on-street sections and maps to help people get from one trail section to the other.
- A committee member suggested exploring the idea of installing a dock at Koller Wetland Pond. *The water depth varies and there are cattails there in the summer. There could be environmental permit limitations on a dock, but a viewing platform may be able to be accommodated. Landscaping would be kept natural so it enhances water quality and wildlife habitat and is consistent with environmental permit requirements.*

- A committee member suggested exploring construction of a new trail near Orchard Hill Townhouses that would connect to Browns Ferry Park. *The path would run from Sagert Street along the west side of the townhouses, then to the east of 65th Avenue, then on the sidewalk to the intersection of 65th Avenue and Nyberg Lane, then on the sidewalk to the park or via a new pathway between the Trailer Park of Portland and Stonestrow Apartments, then along the river to Browns Ferry Park. Several of these combined improvements would create a loop and allow residents to get downtown. That would be very beneficial. The City has a trails master plan that ultimately envisions creating loops with some on-street sections. Some portions of the loop are already built. Committee members can explore a copy of that plan if they are interested.*

5. Park improvements – preliminary programs

Paul Hennon reviewed site plans for and described potential improvements to existing City parks. Participants also received a written summary of those improvements. In describing the possible improvements, Paul noted the following:

- Playground renovation at Lafky Park were identified by City staff as their number one priority.
- Improvements at Tualatin Community Park would be fairly significant and would include a pathway around the north field and a new dog park at the north end of the north field.
- We expect to include a small amount of money to address unexpected issues or small but important projects.

Additional questions and comments included the following (comments or responses from staff are noted in *italics*):

- A committee member suggested that the City consider leasing the part of the building at Browns Ferry Park to a resident artist for \$1/year.
- A committee member asked what will be done with the garage and greenhouse at Browns Ferry Park. *The greenhouse would be OK to use for some things, but it can flood. The old hot tub room could be made level, enclosed and used more effectively. More improvements would require more parking there.*
- A committee member suggested converting dirt trails in parks to gravel or paved paths. *That can be added to the wish list for Browns Ferry Park and Jurgens Park. In some places (e.g. Little Woodrose Nature Park) the City plans to block them off to keep people out of areas not meant for walking.*
- A committee member asked if trails are to be ADA accessible. *The City attempt to achieve that almost everywhere. The rare exception is a place like the Koller Wetlands where there are significant constraints. A variety of trail surfaces are considered ADA accessible.*

- A committee member asked if it would be possible to put new sports fields in Browns Ferry Park. *The voter intent for that facility was for it to be a natural area park.*

6. Park maintenance fee – description, status report

Paul Hennon and Matt Hastie reviewed the assumptions and methodology for the proposed new park maintenance fee which would be adopted to help pay for the improvements funded through the bond measure. They also briefly discussed the second public opinion survey planned for this study. In doing so, they noted the following:

- The intent is for the fee to be assessed in an equitable manner.
- We will ask about this fee during our second public survey
- The bond measure improvements would be described very explicitly in our second survey.
- The fee is not technically part of the bond measure but is tied to it.
- The City Council deemed this general funding approach as the most appropriate way to pay for new and improved facilities. Other examples included use of the general fund, creation of a new park and recreation district and passage of new local operating levies.

Additional questions and comments included the following (comments or responses from staff are noted in *italics*):

- A committee member asked staff if they would be able to gage a maximum willingness to pay before you conduct the survey. *We will get to that in the survey, but can't guess at it beforehand very well. We also will have work sessions with the City Council before and after our next committee meeting.*
- A committee member asked about the timeframe for the survey. *We expect to conduct it in late April/early May.*

7. Next steps

Paul and Matt described the next steps in the process, including the following:

- Prepare draft cost estimates for the full range of facilities being considered.
- Identify options for specific facilities or packages of cities to review and discuss with the committee and City Council.
- Estimate the proposed maintenance fee sufficient to operate and maintain proposed new and improved facilities.
- Review all of the above with the committee and Council.

Additional questions and comments included the following (comments or responses from staff are noted in *italics*):

Recreation Bond Measure Feasibility Study Meeting #2 Summary

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- A committee member stated that a lot of possibilities and ideas were presented and that a lot of communities don't have these same opportunities.
- A committee member asked what land-banking means. *That is when someone buys a piece of property and holds it for future use. The City's property east of Jurgens Park is good example.*
- A committee member asked if this study is looking at connections to the commuter rail stations? *We have been talking about it at Council but have cost and safety issues with it that still need to be addressed.*



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

AD HOC COMMITTEE MEETING

Thursday, April 10, 6:30 – 9 p.m.

Tualatin/Durham Senior Center

AGENDA

1. Status report (*5 minutes*) Sherilyn Lombos
2. Site plans for sports fields, trails, parks & community center program (*30 minutes*) Paul Hennon
Jim Kalvelage, Opsis
3. Cost estimates (*30 minutes*) Paul and Matt Hastie
 - Individual capital costs
 - Operation and maintenance
 - Park maintenance fee – preliminary calculations
 - Combined cost estimates
4. Preliminary recommendations and discussion (*60 minutes*) Sherilyn
5. Public opinion survey #2 (*10 minutes*) Matt
6. Next steps (*5 minutes*) Sherilyn

Handouts

- Ad Hoc Committee meeting #2 summary
- Site plans for sports field, park and trail improvements
- Sports fields cost estimates summary
- Trails cost estimates summary
- Parks cost estimates summary
- Community center capital cost estimates summary
- Community center operating and maintenance cost and revenues summary
- Combined cost estimates, bond and maintenance fee rates summary
- Project locator maps



Tualatin Recreation **BOND MEASURE FEASIBILITY STUDY**

AD HOC COMMITTEE MEETING

Thursday, April 10, 6:30 – 9 p.m.

Tualatin/Durham Senior Center

Meeting Summary

1. Status report

Paul reviewed the agenda and gave a brief status update. The second survey will be conducted during the end of April and beginning of May. The findings from the survey will be presented to City Council on May 12th and reviewed at the next Ad Hoc Committee Meeting on May 15th.

2. Site plans for sports fields, trails, parks & community center program

Paul walked the committee through a brief review of the site maps for field, park and trails improvements. Most field improvements would include sand fields with irrigation. Cost estimates for artificial turf also were included for 4 of the fields but are only proposed at Tualatin High School and the potential new sports fields complex if that project were to move forward. Many of the proposed improvements will upgrade fields at schools and parks that can be used by the public.

Lights are not proposed for the upgraded high school playing field because they are likely to disturb the neighbors. The school and city are aware of parking issues.

The group reviewed the list of trails improvements favored by City Council. These include the Boones Ferry to Tualatin Community Park segments, Kohler Pond and the 108th Street Reservoir. Bill Hawley supported this list and recommended creating a volunteer group to help with maintenance costs and fund additional improvements.

The Council's focus for park improvements includes the Community Park dog park, Lafky Park and paving the amphitheater at Brown's Ferry Park.

There are also four options for the community center. The Council supports the full-scale option (which does not include a climbing wall)

3. Cost estimates

Paul noted that the cost estimates for trails are missing the cost of the way-finding programs, but it would likely be less than \$25,000 for capital costs for selected trail signage.

The leisure-style pool preferred by Council for the full-scale community center will help generate significant revenue and have relatively low costs. There was a question about the financial performance of the North Clackamas Aquatics Center and whether the proposed new center here would be subject to similar issues. Jim Kalvelage explained that multi-purpose centers are more reliable at bringing in more revenue than the type of aquatics center Clackamas has (single-use facility). Technology also has improved since the Clackamas facility was built. A more comparable model is the Furstenberg center in Vancouver, which has achieved almost 100% cost recovery. It also should be noted that the proposed maintenance fee would cover operations and maintenance costs for all new facilities.

So far, we have only ballpark estimates for what user fees are likely to be. These are approximately \$6.50 for adult residents and \$4.50 for youth resident per visit, or about \$30 per month for an annual pass. These costs would generally cover full use of the facility although there would be some additional costs associated with classes or other specific programs.

It was suggested that improvements to Stoneridge Park be added to the list. Funding for earlier improvements to this park ran out and it might be a good opportunity to include the final improvements in this bond measure.

It was noted that Club Sport is operating near capacity. The City will pursue partnerships with private organizations where appropriate and would be interested in talking to Club Sport or other similar organizations about such opportunities.

The Park Maintenance Fee will be the revenue source for operations and maintenance for the new facilities. It will likely be charged to households only (not businesses). The fee will be administered similar to the street maintenance fee.

The community center has the most associated maintenance costs, but reducing the scale of the center would have a relatively modest effect on the maintenance fee. This fee will also cover the costs of replacing the turf field at the high school.

Approximate costs for the fee are \$10-15 per month for a household, based on the shorter list the council discussed. The fee could be phased in over time.

There are three sources of funding for proposed improvements. The bond measure will cover capital (construction) costs. The maintenance fee will provide for ongoing maintenance and operations. Programs will be funded by user fees.

The initial survey asked people whether they would be willing to pay about \$25 per month for a parks and recreation package worth about \$40 million. There was a good deal of support for that level of funding. The second survey will include more specific questions about the package and cost. It also will ask people about the importance of park, field, trail and community center improvements.

4. Preliminary recommendations and discussion

City Council would like feedback from the committee on the package they discussed at their meeting which includes the following, for a total estimated cost of \$56.3 million.

- Full-scale community center \$40.2 million
- Field improvements \$ 8.4 million
 - Hazelbrook Elementary
 - Tualatin High School (artificial turf)
 - New Tualatin Elementary School
 - Community Park North
 - Jurgens Park
- Park Improvements \$ 1.6 million
 - Community Park Dog Park
 - Brown's Ferry Park Amphitheater
 - Lafky Park
- Trails \$ 6.1 million
 - 65th to Boones Ferry to Community Park
 - Kohler Wetland Pond
 - 108th Reservoir

The numbers above are still being refined and may change slightly during the next several weeks. The following points were made during the discussion.

TOS feels that the proposed field improvements are a "band-aid" for much greater needs. A sports complex was first recommended several years ago. There are many needs for different types of sports fields. Perhaps the community center can be designed to accommodate more sports or sports fields.

There is a need for gathering places and indoor activity areas for young families, especially in winter. The community center would meet this need.

There are safety issues associated with some of the field conditions.

The community center is important because not all youth participate in team sports. Residents of all ages and with diverse interests need a destination, especially in the winter.

Community and voter support will depend on a well-balanced package. The Tualatin Tomorrow vision supports the community center as well as park and field improvements.

Both the community center and sports field upgrades are high priorities. The goal should be to balance these needs.

A phased or smaller-scale community center also could be explored, with programming consistent with community needs expressed in the survey.

The proposed aquatics facilities are likely to remain in the center because they are the biggest revenue generator. Other options for scaling back the center are combining multi-purpose rooms or program changes.

Focus trails funds on land acquisition to preserve future options. Most of the proposed trail spending is for development.

The seniors should be accommodated in the senior center and will benefit from the pool and other amenities.

Artificial turf seems like a good long-term investment.

The basketball association would like as many courts as possible. They currently rely on schools, which are often closed or not available for public use.

Improving school fields is a good use of funds since it helps both the schools and city.

5. Public opinion survey

The second public survey will help refine the package of improvements for the ballot measure. The survey will gauge the relative importance of a community center, sports fields, trails and park improvement; test the cost of proposed packages; assess support for a park maintenance fee and determine support for moving senior services into the proposed community center.

Four hundred registered voters will be contacted, and voter history information will be gathered. A survey of this scale allows analysis by gender, age and other variables.

6. Next steps

The next steps are to refine the proposed package of improvements and cost estimates and compare these to the survey results. Input from the AHC will be presented to City Council at their May 12th meeting.



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

AD HOC COMMITTEE MEETING

Thursday, May 15, 6:30 – 8:30 p.m.

Tualatin/Durham Senior Center

AGENDA

1. Status report (*5 minutes*) Sherilyn Lombos
2. Public opinion survey results (*30 minutes*) Su Midghall, Paul
3. Feedback on City Council final program (*60 minutes*) Sherilyn and Paul
 - Final program
 - Capital and maintenance costs
 - Park maintenance fee
 - Potential design and construction schedule
 - Discussion
4. Next steps (*10 minutes*) Paul

Handouts

- Project locator maps
- Updated draft program for sports field, park and trail improvements
- Updated cost estimates for sports field, park and trail improvements
- Site plans for sports field, park and trail improvements
- Community center cost estimates summary
- Recreation bond measure summary of cost and fee calculations
- Public opinion survey results summary



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

AD HOC COMMITTEE MEETING

Thursday, May 15 10, 6:30 – 9 p.m.

Tualatin/Durham Senior Center

Meeting Summary

1. Status report

Sherilyn reviewed the agenda and gave a brief status report. City staff members have been working with the City council to refine the final bond measure package. The process was started with a very broad scope and has been narrowed to a preferred package.

2. Survey #2 Summary

Su Midghall, of the survey firm Davis, Hibbitts & Midghall, Inc., summarized the results of the second community survey. This second survey included more refined and specific information and sampled only registered voters. There were over 400 completed surveys, which is a number that ensured high confidence and validity. The survey team took steps to ensure that the sample was very representative of the community as a whole.

Overall, 64% support a proposal for a community center at the cost of \$15 per month. Generally, measures of support over 60% are considered very good. Su noted that women and younger voters showed the highest level of support and suggested that in campaigns, seniors and other groups may need targeted communication.

There were three different options presented to survey respondents—community center only, community center with park and recreation upgrades and a community center with a sports complex.

The community center only option received the most support (64%). That includes 42% “soft supporters” (somewhat agree) and 22% who are considered “solid supporters” (strongly agree). The percent of respondents who answered “don’t know” was quite low.

The support for a community center and upgrades at the cost of \$19 per month was 62%, which is comparable to the community center only proposal. Support dropped when respondents were asked about a community center with a sports complex. Overall support for this proposal at a cost of \$20 per month was 54%.

A majority of respondents supported all three proposals, with women and younger voters showing relative higher levels of support for all three options. Su suggested that a 60% level of support is ideal for going into a campaign.

When asked what the most important improvements were, the community center and trails received the most support. Each item scored higher than a 5 on a scale of 1 through 10.

There is very high support for integrating the senior center into a new community center.

When asked about a \$15 monthly maintenance fee for new and existing park maintenance, the voters surveyed were split, with 48% expressing support for the fee and 50% opposing it.

There was very high support (79%) for user fees as a funding source for the proposed community center. A committee member asked why people would oppose user fees. Su said that although there was no way to tell from the survey data, it may be that people are resistant to agree to another fee after answering multiple questions about new fees and costs.

There is very high support for incorporating green and renewable practices into maintenance and design of park and recreation facilities.

In summary, Su pointed out that there is overall very high support for parks and recreation in Tualatin.

Sherilyn and Paul explained that there was some concern among City Council members regarding the difference in support between the bond measure and maintenance fee. As a result, a third survey will be conducted which will ask very specific questions about the level of support for a \$15 monthly maintenance fee in addition to the property tax.

The current proposal is not to charge the maintenance fee to businesses and to assume a \$15 monthly charge based on a person-per-household basis, but the council will make final decisions on that.

There are three distinct financing sources and each is specific to a part of funding the parks and recreation system. First, the bond finances capital costs, including construction and infrastructure, and charged to any party who pays property taxes. Maintenance fees will be used to fund ongoing maintenance costs and is paid by all residents. Only those who use programs pay user fees.

For the purposes of this study, costs were estimated using a \$200,000 assessed value, which is not far from the City average and allows for quick calculations. (Assessed values are generally about half of market values.)

One committee member asked why there were no survey questions that presented a package without a community center. The City Council directed staff to pursue a community center option based on the outcome of the Tualatin Tomorrow visioning process and the identification of one in the Parks and Recreation Master Plan. The survey did ask about support for individual elements, including the community center where trails and community center ranked highest. The earlier survey also included more options.

3. Feedback on City Council Final Program

Paul reviewed the bond measure package proposed by City Council. It includes the full-scale community center, but without a climbing wall. The aquatic element is a warm water leisure pool.

One change since the last meeting is that field improvements will be made at Hazelbrook rather than Bridgeport, in response to analysis that the Hazelbrook improvements will have a higher utility.

The proposed trails improvements include new connections to the Tualatin River Greenway and new facilities at Koller Wetland Pond and the 108th Avenue Reservoir. The Koller trail may include a viewing platform, but this has not been determined yet.

The dog park costs are included in the trails package.

Proposed improvements at Lafky Park include replacing the existing play structure.

A community gardens program could include creating 12-25 plots for community use, but does not include land acquisition costs.

Estimated costs per year would be \$246 for the bond for an owner of a property assessed at \$200,000 and \$180/year for the maintenance fee. This is about \$35.50 per month per household.

There would be a surcharge of 35% on user fees for non-residents.

If more revenue is generated than predicted, the Council could choose to lower costs to residents and/or non-resident users. These decisions would be made as part of the annual budget process.

A community member asked if anyone was looking into the toxicity of materials associated with turf, pools, etc. Paul explained that this type of study will be conducted when construction is underway. The City is committed to green building and design and there is strong public support for this. Green building is assumed in the cost estimates for the community center

Recreation Bond Measure Feasibility Study Meeting #4 Summary

May 15, 2008

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One committee member noted that the City of Sherwood is over-extended, in part due to its general revenue bonds and asked whether there are concerns about the fiscal health of Tualatin. City staff explained that while there are other needs that could be financed by a bond, such as transportation improvements, these issues poll poorly and are unlikely to be implemented. Most City facilities are in good shape. Over the long term, the Council determines what these needs are and what goes before the voters. The City is well within its statutory debt limit of \$100 million.

Bill Hawley pointed out that the survey shows strong support for trails, but that this is not necessarily reflected in the bond measure package. There was some conversation among the City Council about the trail improvements. If the maintenance fee is implemented before many of the new facilities are built, some of these funds could be used for trail maintenance and upgrades. There are also some contingency funds built in to the proposed measure.

All proposed field improvements are renovations with no money dedicated to land acquisition. Working with community groups including the Tualatin Organization of Sports (TOS), the City determined this is the best way to get more functioning fields into use. The first project likely to come online would be new artificial turf at the high school, which could be in use as soon as September 2009. Grass fields are slower to be ready for use. The community center is currently scheduled to be complete in 2010. While a site has not been selected, there are site selection criteria in place and the City has identified a few sites that would meet them.

One committee member commented that Bridgeport Field is in very poor condition and should be added back into the package if the funds become available. It was suggested that citizens give input directly to the school district to encourage funding of field improvements.

Monique Beikman asked the Committee to one at a time indicate whether they were in support of the plan as it was proposed. Each member indicated they were in support of the \$54M package of projects. Support was unanimous and the Committee recommended that Council refer this package to the voters.

4. Next Steps

The third survey results will be available on May 27th. Based on the results, Council may push their decision back. The Ad Hoc committee may meet again depending on survey results and Council direction.

Upcoming dates (tentative):

June 23rd – ballot title approved

August 11th – measure approved by Council

September 4th – County deadline



6. Public Opinion Survey Results

A summary report describing the public opinion survey results in detail is included for each of the three surveys. A PowerPoint presentation was prepared to present the results of the second survey to City Council and the Ad Hoc Committee and is included as an appendix as well.

- a. Survey #1 Summary Report*
- b. Survey #2 Summary Report*
- c. Survey #2 Presentation*
- d. Survey #2 and #3 Combined Report*

February 1, 2008

TO: Paul Hennon, City of Tualatin
FR: Su Midghall, Davis, Hibbitts & Midghall, Inc.
RE: Tualatin Community Center Survey 2008

INTRODUCTION

Davis, Hibbitts & Midghall, Inc. (DHM) is pleased to present the results of a telephone survey conducted for the City of Tualatin. The purpose of the survey was to assess whether residents would support the building of a community center, the level of support for funding a center, and what general recreational activities and programs residents' would like to see offered in their community.

Research Methodology. DHM conducted a survey of 300 Tualatin residents ages 18 and older between January 21-23, 2008. This is a sufficient sample size to gauge community-wide priorities and values, and allows for the reviewing of results by multiple subgroups including gender, age, and area of the city. While current events may not always impact public opinion, it is worth noting that the survey was conducted during heightened media attention to domestic and world economic downturns.

Respondents were randomly contacted by telephone using Random Digit Dialing (RDD). RDD enabled us to capture unlisted households, which account for about 35% of the Tualatin area, and also to contact minority households that may not be listed on other samples such as a registered voter list. In gathering the responses, DHM employed quality control measures, including questionnaire pre-testing, callbacks, and validations. The questionnaire included a mix of open and close-ended questions. There were additional quotas by age and gender based on census data to ensure a representative sample of the Tualatin community.

The study was segmented into three distinct geographic areas of Tualatin – East of Interstate-5 (East), West of Interstate-5 and North of Tualatin-Sherwood Road (Northwest), and West of Interstate-5 and South of Tualatin-Sherwood Road (Southwest).

Computer abstracts accompany and are referenced throughout this report. They present a number of cross-tab variables based on demographic groupings. Combined percentages in the report may not always equal the sum of individual percentages because of rounding.

Statement of Limitations. Any sampling of opinions or attitudes is subject to a margin of error, which represents the difference between a sample of a given population and the total population (here, the City of Tualatin). For a sample size of 300, the margin of error is +/- 5.6%, at the 95% confidence level.

KEY FINDINGS

What Residents Like About Tualatin

We asked respondents, in an unaided open-ended question, what they liked most about living in Tualatin (Q1). The following table shows the highest response categories by larger groupings.

Table 1
What Residents Like or Value about Where They Live in Tualatin

Like Most	Top Mentions 2008	Top Mentions 2005	Top Mentions 2003	Top Mentions 2001
Good neighborhood; Friendly people/good neighbors	28%	29%	20%	21%
Small town/community feeling	24%	15%	27%	17%
Close/access or proximity to: shopping, downtown Portland, work, church, school (Proximity to services) ¹	23%	27%	13%	10%
Quality of education (Good schools)	13%	12%	15%	14%
Convenient location/ good area – general	10%	25%	-	-
Proximity to freeways (Freeway access)	10%	19%	26%	17%
Access to parks (Parks/Green Spaces)	9%	12%	22%	36%
Quiet/peaceful	8%	17%	11%	17%
Ideal place to raise a family	4%	-	-	-

Source: Davis, Hibbitts & Midghall, Inc.; January 2008

The two strongest and consistent values, when combining similar groupings, are:

- A sense of community (good neighborhoods and people, small town feeling)
- Convenience of Tualatin's location, with specific mention of proximity and access to services and freeways

The mention of access to parks and green spaces in this unaided, open ended question shows residents place value on this aspect of living in Tualatin.

¹ Response categories in parentheses are from 2003 and 2001.

Recreational Activities and Programs

Respondents were asked in an open ended, unaided question which activities and programs they would like to see offered in their community (Q2). Table 2 reflects the activities and programs mentioned.

Table 2
Recreational Activities/Programs

Activity/Program	
Youth programs/activities	15%
Public swimming pools	12%
Increased indoor and outdoor sporting arenas and activities	13%
Multi-use community centers	8%
Organized sport activities for adults/intramural teams	7%
Have everything needed	6%
More concerts/concert facility/theatre and arts	6%
Bicycling	4%
More walking/running trails	4%
Improve recreational areas	3%
Parks	3%
Library completion	2%
YMCA Boys/Girls club	2%
Dog/animal parks	2%
Community fitness center	2%
All other responses	1% or less

Source: Davis, Hibbitts & Midghall, Inc.; January 2008

While youth activities are top of mind for residents, programs that may be offered at a community center are noted by a combined 51% of respondents. A multi-use community center is specifically mentioned by 8% of the respondents. In total, 59% mention activities or programs that could be offered through a community center (youth programs, organized sport activities, swimming pools, community fitness center).

Support and Priorities for a Community Center

Respondents were asked their level of support for expanding recreational programs, facilities, and services in their community using a scale of very important, somewhat important, not too important, and not at all important (Q3). See Table 3.

Table 3
Importance of Park Maintenance, Community Center, and Trails

Activities and Programs	Very/ Somewhat Important (Q3)	Not Too/ Not At All Important (Q3)
Maintaining and making minor improvements to parks and facilities	87% (41%/47%)	11% (7%/4%)
Building a community center, which may include an indoor gym, aquatics program, and fitness programs for youth and adults	84% (51%/32%)	24% (10%/6%)
Expanding and building bicycle and pedestrian trails and pathways along natural areas and stream corridors	80% (44%/36%)	20% (11%/9%)
Renovating aging playgrounds in existing parks	79% (38%/41%)	20% (13%/7%)
Partnering with organizations to expand recreational programs, facilities, and services	79% (36%/43%)	18% (11%/7%)
Upgrading existing sports and athletic fields	72% (31%/41%)	11% (17%/10%)

Source: Davis, Hibbitts & Midghall, Inc.; January 2008

Overall, the youngest subgroup (age 18-34) rated all of the activities and services as more important than other subgroups. There is no significant statistical difference in how respondents ranked the importance of activities and services by the area of Tualatin in which they live.

Residents living in the community for less than 11 years found it more important to build a community center than those who have lived in the community for a longer period of time (90% of residents living in Tualatin for less than 11 years found it very or somewhat important to build a community center, compared to 77% of residents living in Tualatin between 11 and 20 years, and 68% of residents living in Tualatin for more than 20 years). Residents ages 18-34 (94%), females (89%), and those with children (89%) found it significantly more important to build a community center than other demographic groups. It is important to note that at least 70% of all subgroups found it very or somewhat important to build a community center.

Residents ages 18-54 found it more important to upgrade existing sports and athletic fields, expand bicycle and pedestrian trails, and partner with organizations to expand recreational facilities and programs than those 55 and older.

Residents with children statistically showed a greater level of support for building a community center (89%) and upgrading sports fields (82%) than those with no children.

Priorities for Recreational Activities and Programs:

Respondents were asked to rank using a scale of 1 to 5 (1=low priority and 5=high priority) how much of a priority certain programs should be given if the city were only able to offer a certain number of programs or activities (Q4). Table 4 reflects levels of priorities.

Table 4
Recreational Activities/Programs: Rating of 4 &5 and Mean Rating

Activity	Percent 4 & 5	Mean rating
Top Priority Activities and Programs		
Recreational activities for teens	69%	3.9
Recreational activities for children	69%	3.9
Middle Priority Activities and Programs		
An indoor gym with a track for walking and jogging	55%	3.4
Natural areas and green spaces	54%	3.5
Multi-purpose craft room	54%	3.5
Fitness center with cardio and weights	52%	3.3
Pedestrian and bicycle trails	52%	3.5
Recreational activities and programs for adults and senior citizens	49%	3.4
A swimming pool for leisure	47%	3.3
Sports and athletic fields	47%	3.4
Low Priority Activities and Programs		
A stage for cultural performances	33%	3.9
A lap pool for swimming long distances	29%	2.9
An indoor climbing wall	17%	2.3

Source: Davis, Hibbitts & Midghall, Inc.; January 2008

Recreational activities and programs for all ages are rated as a priority, but organized activities for children and teens ranked considerably high (almost 15 points higher than the next rated item). An indoor gym and fitness center ranked comparably the same with pedestrian and bicycle trails and natural green spaces, and are followed closely by activities for adults and seniors, a pool, and sports fields. Lower priorities include a stage, a lap pool, and a climbing wall.

Support for Funding a Community Center:

Residents were asked if they would support a plan to offer more recreational programs, facilities, and services in their community at the cost of \$25 per month for the average homeowner using a scale of strongly support, somewhat support, somewhat oppose, or strongly oppose (Q5).

Table 5
Support for Funding

Demographics	Strongly Support	Somewhat Support	Somewhat Oppose	Strongly Oppose	Don't Know
18-34	47%	35%	9%	6%	3%
35-54	45%	36%	6%	13%	-
55+	21%	32%	22%	25%	-
1+ children	52%	30%	7%	12%	2%
No children	34%	36%	15%	15%	-
Voter	42%	34%	10%	13%	1%
Non Voter	42%	46%	8%	4%	-
East Tualatin	42%	34%	13%	7%	4%
NW Tualatin	43%	32%	8%	18%	-
SW Tualatin	44%	34%	10%	12%	-
Total	42%	35%	10%	12%	1%

Source: Davis, Hibbitts & Midghall, Inc.; January 2008

There is a majority support for building a community center across all subgroups, with the lowest support from residents age 55 and older (21%) and significantly higher support from younger residents (47%). In total, 77% of residents would strongly or somewhat support building a community center and a combined 22% would oppose it.

There is a high level of support from respondents with and without children. We found no significant differences between residents who are registered to vote and those who are not voters.

Respondents who opposed or were unsure if they would support the funding measure (70 respondents) were asked if they would support building a community center if it cost the average household \$10 per month, a \$15 decrease from the original proposed measure (Q6). An additional 9% of respondents support the proposal at the decreased cost, with 12% opposed, and 2% unsure. Again, we see younger respondents are more supportive than older respondents.

The respondents who opposed the \$25 proposal were also asked if anything would make them support the proposal to expand recreational programs and facilities in Tualatin (Q7). Table 6 reflects what could be done to gain their support for the community center.

Table 6
Recreational Activities/Programs

Way to Gain Support	N=70 (Oppose)
Don't need it/nothing	23%
Don't know	23%
A detailed/reasonable/well planned budget	12%
Lower taxes/no extra taxes	9%
Preservation of outdoor facilities/maintain existing recreational areas	7%
Upgrade school recreational facilities/ school fields/ sport facilities	6%

Source: Davis, Hibbitts & Midghall, Inc.; January 2008

Almost a quarter of respondents opposing both proposed measures (5% of all respondents) suggest that nothing could be done to gain their support, while almost another quarter (5% of all respondents) were unsure what could be done to gain their support.

Observations and Summary:

Youth and teen programs are considered very important to residents, even among those who do not have children living in the household. Activities and programs geared specifically for this younger population are rated 15 points higher than the next rated activity or program.

Programs, activities and facilities related to a community center are mentioned as an interest and highly valued throughout the survey in both open and closed ended questions. These include, but are not limited to, general recreational activities for all age groups, multi-purpose rooms, a swimming pool, indoor gym and a fitness center.

Building a community center is ranked above expanding bicycle and pedestrian trails, renovating aging playgrounds, and maintaining existing parks and park facilities. Over a majority (51%) believe building a community center is very important. Females reflect a high level of support for a community center while males also give their support they place higher importance on maintaining and improving existing parks, facilities, and playgrounds.

Support for funding a community center is high with the general population, as well as those who say they are registered to vote. Numbers are likely to decrease with a motivated voter population, which tend to lean heavily toward older residents who are more likely to oppose any new taxes. If the City of Tualatin pursues a measure to fund a community center and/or other park and recreation services, programs and facilities, it is highly recommended to survey **voters** to get a better gauge of support.

The survey results are helpful to identify priorities and values residents' place on general recreation and park services and facilities. Specific language and key motivators (youth and teen programs, organized activities, a fitness center and swimming pool) can be pulled from the results and used to better communicate with the public about improving recreation and park services.

Tualatin Park and Recreation Packages Survey
May 1-4, 2008; N=400; registered voters
Davis, Hibbitts & Midghall, Inc.

1. On a scale of 0 to 10, where 0 is not at all important and 10 being extremely important, how important are parks and recreational programs and facilities for you and your household?

	Not at all Important										Extremely Important					DK
	00	01	02	03	04	05	06	07	08	09	10	11				
Mean: 7.0	2%	2%	3%	3%	3%	14%	7%	16%	23%	8%	19%	1%				

This November, the City of Tualatin may ask voters to approve a measure to fund improvements to parks and recreation programs, facilities and services. Several ideas are being proposed and I'd like to read you three options. Keep in mind, only one of these options may be asked of voters but I would like to get your initial opinion of all three. These options may sound similar but each one offers some different improvements so please listen carefully. Please tell me if you support or oppose each of the following proposed measures. **[ROTATE] [ASK ALL RESPONDENTS ALL OPTIONS-Q2, 3, 4-IF OPPOSE ANY OPTION-Q2, 3, 4- ASK Q5 AFTER ALL OPTIONS HAVE BEEN ASKED]**

2. A measure to build a community center that would include an indoor gym with track for walking and jogging, a leisure pool, fitness programs and meeting rooms for people of all ages including children, teens, adults, and seniors. The measure would cost the average homeowner in Tualatin about \$15 per month in additional property taxes for an assessed home value of \$190,000. As of today, would you strongly support, somewhat support, somewhat oppose, or strongly oppose this measure?

Strongly Support -----22%
 Somewhat Support-----42%
 Somewhat Oppose-----16%
 Strongly Oppose-----18%
[DON'T READ] DK ----- 1%

3. A measure to build a community center that would include an indoor gym with track for walking and jogging, a leisure pool, fitness programs and meeting rooms for people of all ages including children, teens, adults, and seniors. This measure would also expand on current trails, enhance existing parks, add new sports fields, and upgrade existing sports fields in several local schools and parks. The measure would cost the average homeowner in Tualatin about \$19 per month in additional property taxes for an assessed home value of \$190,000. As of today, would you strongly support, somewhat support, somewhat oppose, or strongly oppose this measure?

Strongly Support -----26%
 Somewhat Support-----36%
 Somewhat Oppose-----19%
 Strongly Oppose-----17%
[DON'T READ] DK ----- 2%

4. A measure to build a community center that would include an indoor gym with track for walking and jogging, a leisure pool, fitness programs and meeting rooms for people of all ages including children, teens, adults, and seniors. This measure would also add a new outdoor multi-field sports complex with an all weather synthetic surface and lights for night use on about 11 acres of land. The measure would cost the average homeowner in Tualatin about \$20 per month in additional property taxes for an assessed home value of \$190,000. As of today, would you strongly support, somewhat support, somewhat oppose, or strongly oppose this measure?

Strongly Support -----	18%
Somewhat Support -----	36%
Somewhat Oppose -----	21%
Strongly Oppose -----	22%
[DON'T READ] DK -----	2%

5. **[IF OPPOSE ANY OPTION-A, B, C, ON Q2]** What, if anything, would make you consider supporting the measure? **[OPEN, PROBE FOR SPECIFIC RESPONSES]**

Oppose All Measures	Lower amount/property tax -----	31%
	Maintain/utilize current parks and recreation -----	15%
	Availability of outdoor recreational facilities/oppose community center -----	10%
	Need more information about measure-general -----	7%
	Different source for funding -----	7%
	City has other priorities -----	5%
	More in favor of community center -----	4%
	All other responses -----	3% or less
Nothing -----	19%	
[DON'T READ] DK -----	6%	

Oppose \$15 per month	Lower amount/property tax -----	32%
	Maintain/utilize current parks and recreation -----	16%
	Availability of outdoor recreational facilities/Oppose community center -----	13%
	Different sources of funding -----	8%
	Need more information about measure—General -----	7%
	City has other priorities -----	6%
	All other responses -----	3% or less
	Nothing -----	22%
[DON'T READ] DK -----	4%	

Oppose \$19 per month	Lower amount/property tax -----	35%
	Maintain/utilize current parks and recreation -----	11%
	Different sources of funding -----	10%
	Need more information about measure-general -----	7%
	Availability of outdoor recreational facilities/oppose community center -----	6%

City has other priorities -----	6%
More in favor of community center-----	4%
Well organized/planned course of action -----	4%
All other responses-----	3% or less
Nothing-----	22%
[DON'T READ] DK -----	4%
Refused -----	1%

Oppose \$20 per month	Lower amount/property tax-----	34%
	Maintain/utilize current parks and recreation -----	15%
	Availability of outdoor recreational facilities/Oppose community center -----	8%
	Different sources of funding -----	8%
	Need more information about measure—General -----	5%
	Not interested in outdoor recreation/facilities -----	4%
	City has other priorities -----	4%
	More in favor of community center-----	4%
	Well organized/Planned course of action -----	4%
	Improved economic situation -----	4%
	All other responses-----	3% or less
	Nothing-----	22%
	[DON'T READ] DK -----	5%
	Refused -----	1%

The city is considering ways to improve parks and recreation programs, facilities, and services in the community. Please rate how important each of the following is to you using a scale of 0 to 10, where 0 is not at all important and 10 is extremely important. You may feel all of these items are important but keep in mind funding is limited – the city will need to make priorities. You can choose any number between 0 and 10. Let's start with...

<u>ROTATE</u>	Not at all Important										Extremely Important	DK DNR
	<u>00</u>	<u>01</u>	<u>02</u>	<u>03</u>	<u>04</u>	<u>05</u>	<u>06</u>	<u>07</u>	<u>08</u>	<u>09</u>	<u>10</u>	<u>11</u>
6. A community center in the city that would include recreational programs for young children, teens, and adults including seniors, an indoor gym with a track for jogging and walking, a fitness room with cardio and weights, a leisure pool, and meeting rooms for community use.												
Mean: 5.9	<u>9%</u>	<u>4%</u>	<u>4%</u>	<u>6%</u>	<u>6%</u>	<u>13%</u>	<u>9%</u>	<u>13%</u>	<u>13%</u>	<u>7%</u>	<u>15%</u>	<u>1%</u>

7.--- Expand current pedestrian and bicycle trails and pathways, and add new trails along natural areas and stream corridors. Some of these trails and pathways would connect to existing ones as part of a long-range trail system, while others would be added in new areas.

	Not at all Important							Extremely Important			DK	
	<u>00</u>	<u>01</u>	<u>02</u>	<u>03</u>	<u>04</u>	<u>05</u>	<u>06</u>	<u>07</u>	<u>08</u>	<u>09</u>	<u>10</u>	<u>11</u>
<u>Mean: 6.2</u>	<u>7%</u>	<u>3%</u>	<u>4%</u>	<u>3%</u>	<u>7%</u>	<u>15%</u>	<u>9%</u>	<u>12%</u>	<u>19%</u>	<u>7%</u>	<u>15%</u>	<u>*%</u>

8. Upgrade existing parks and playgrounds throughout the city.

	Not at all Important							Extremely Important			DK	
	<u>00</u>	<u>01</u>	<u>02</u>	<u>03</u>	<u>04</u>	<u>05</u>	<u>06</u>	<u>07</u>	<u>08</u>	<u>09</u>	<u>10</u>	<u>11</u>
<u>Mean: 6.2</u>	<u>6%</u>	<u>2%</u>	<u>3%</u>	<u>5%</u>	<u>5%</u>	<u>17%</u>	<u>11%</u>	<u>16%</u>	<u>18%</u>	<u>7%</u>	<u>10%</u>	<u>1%</u>

9. Increase sports fields for youth and adult use after school hours which would include installing a multi-sport, all weather synthetic field at Tualatin High School and field improvements at several other Tualatin schools and parks.

	Not at all Important							Extremely Important			DK	
	<u>00</u>	<u>01</u>	<u>02</u>	<u>03</u>	<u>04</u>	<u>05</u>	<u>06</u>	<u>07</u>	<u>08</u>	<u>09</u>	<u>10</u>	<u>11</u>
<u>Mean: 5.6</u>	8%	3%	5%	8%	6%	15%	12%	13%	14%	5%	10%	1%

10. An outdoor multi-field sports complex with an all weather synthetic surface on about 11 acres of land. This outdoor sports complex would be used by local youth and adult sports groups throughout the day and at night. It will also include pathways for walking and jogging.

	Not at all Important							Extremely Important			DK	
	<u>00</u>	<u>01</u>	<u>02</u>	<u>03</u>	<u>04</u>	<u>05</u>	<u>06</u>	<u>07</u>	<u>08</u>	<u>09</u>	<u>10</u>	<u>11</u>
<u>Mean: 5.2</u>	<u>11%</u>	<u>3%</u>	<u>8%</u>	<u>6%</u>	<u>7%</u>	<u>15%</u>	<u>11%</u>	<u>13%</u>	<u>11%</u>	<u>3%</u>	<u>10%</u>	<u>1%</u>

11. Now that you've heard the various options for parks and recreation improvements, which one do you feel is the most important – a community center, trails and pathways, parks and playgrounds, sports fields in schools and parks, or an outdoor multi-field sports complex?

[CHOOSE ONE ONLY]

Community Center-----	29%
Trails and pathways -----	25%
Parks and playgrounds-----	15%
Sports fields in schools and parks -----	14%
Outdoor multi-field sports complex -----	12%
[DON'T READ] DK -----	6%

12. Currently, the city offers limited recreation programs for older adults through the Tualatin-Durham Senior Center. Some of these programs include wellness and fitness classes, social activities, meals, and nutritional programs. The city may consider including these programs for older adults in the proposed community center and discontinue using the existing senior center. The current funds to operate this program would then be used in the community center, but moving the program would mean expanding the community center to add additional space. Regardless of how you may feel about the proposed community center, do you strongly support, somewhat support, somewhat oppose, or strongly oppose incorporating senior programs to the proposed community center?

Strongly Support -----	35%
Somewhat Support-----	41%
Somewhat Oppose-----	9%
Strongly Oppose-----	9%
[DON'T READ] DK -----	6%

13. Currently, all households in Tualatin pay street utility fees each month which are included in the water and sewer bill. The city may add a park maintenance utility fee to cover costs of maintaining new facilities as well as cover maintenance and repairs for existing park facilities. This park maintenance utility fee would be about \$15 per month. Do you strongly support, somewhat support, somewhat oppose, or strongly oppose the use of this fee for new and existing park maintenance?

Strongly Support -----	13%
Somewhat Support-----	35%
Somewhat Oppose-----	24%
Strongly Oppose-----	25%
[DON'T READ] DK -----	3%

14. The proposed community center would be primarily funded by property taxes for buying land and to cover construction costs. A park maintenance utility fee would cover the maintenance costs of the community center, and a user fee paid by participants for admission would fund programs and activities. The actual user fee would be determined by the City Council and only those participating in the programs and activities would pay the user fee. Do you strongly support, somewhat support, somewhat oppose, or strongly oppose the use of user fees as one of the funding sources for the proposed community center?

Strongly Support -----	44%
Somewhat Support-----	35%

Somewhat Oppose-----	8%
Strongly Oppose-----	12%
[DON'T READ] DK-----	1%

15. Do you feel it is very important, somewhat important, not too important, or not at all important for the city to incorporate green and renewable practices into the maintenance and design of parks and recreation programs, facilities, and services?

Very important-----	47%
Somewhat important-----	37%
Not too important-----	6%
Not at all important-----	7%
[DON'T READ] DK-----	4%

These last questions are for statistical purposes only.

16. Just your best guess, how many times a year does your household visit parks in Tualatin and/or participate in recreation programs in the city? **[Record total number per year for household.]**

0-5 times-----	24%
6-12 times-----	18%
13 or more-----	55%
[DON'T READ] DK-----	3%

17. Is your age between:

18-24-----	4%
25-34-----	16%
35-54-----	40%
55-64-----	21%
65+-----	19%
[DON'T READ] Refused-----	0%

18. How many years have you lived in Tualatin? (Record number.)

0-10 years-----	48%
11-20 years-----	35%
More than 20 years-----	16%
[DON'T READ] Refused-----	1%
Mean-----	13.1 years

19. How many children under age 18 are in your household at this time?

0, none-----	56%
1-2-----	31%
3 or more-----	12%
[DON'T READ] Refused-----	1%

20. Are you of Hispanic heritage?

Yes-----	1%
No-----	97%

[DON'T READ] Refused----- 2%

21. How would you describe your ethnic background? [READ LIST]

White/Caucasian -----86%

Hispanic/Latino ----- 4%

Asian or Pacific Islander -----*%

African American ----- 1%

Native American ----- 6%

Other ----- 3%

[DON'T READ] Refused----- 0%

22. Do you live [READ LIST]

East of Interstate 5 (East Tualatin)----- 15%

West of I-5 & North of Tualatin-Sherwood Road (NW Tualatin) ----- 23%

West of I-5 & South of Tualatin-Sherwood Road (SW Tualatin) ----- 59%

[DON'T READ] DK ----- 3%

23. (RECORD BY OBSERVATION) Gender

Female-----50%

Male -----50%

24. (RECORD FROM SAMPLE) Precinct number

RECORD NUMBER _____

25. (RECORD FROM SAMPLE) Vote history

0-1/4 -----20%

2/4-----25%

3/4-----24%

4/4-----32%

Tualatin Parks and Recreation Packages Survey May 2008

**Presented by
Su Midghall
Davis, Hibbitts &
Midghall, Inc.**

www.dhmresearch.com

Introduction & methodology

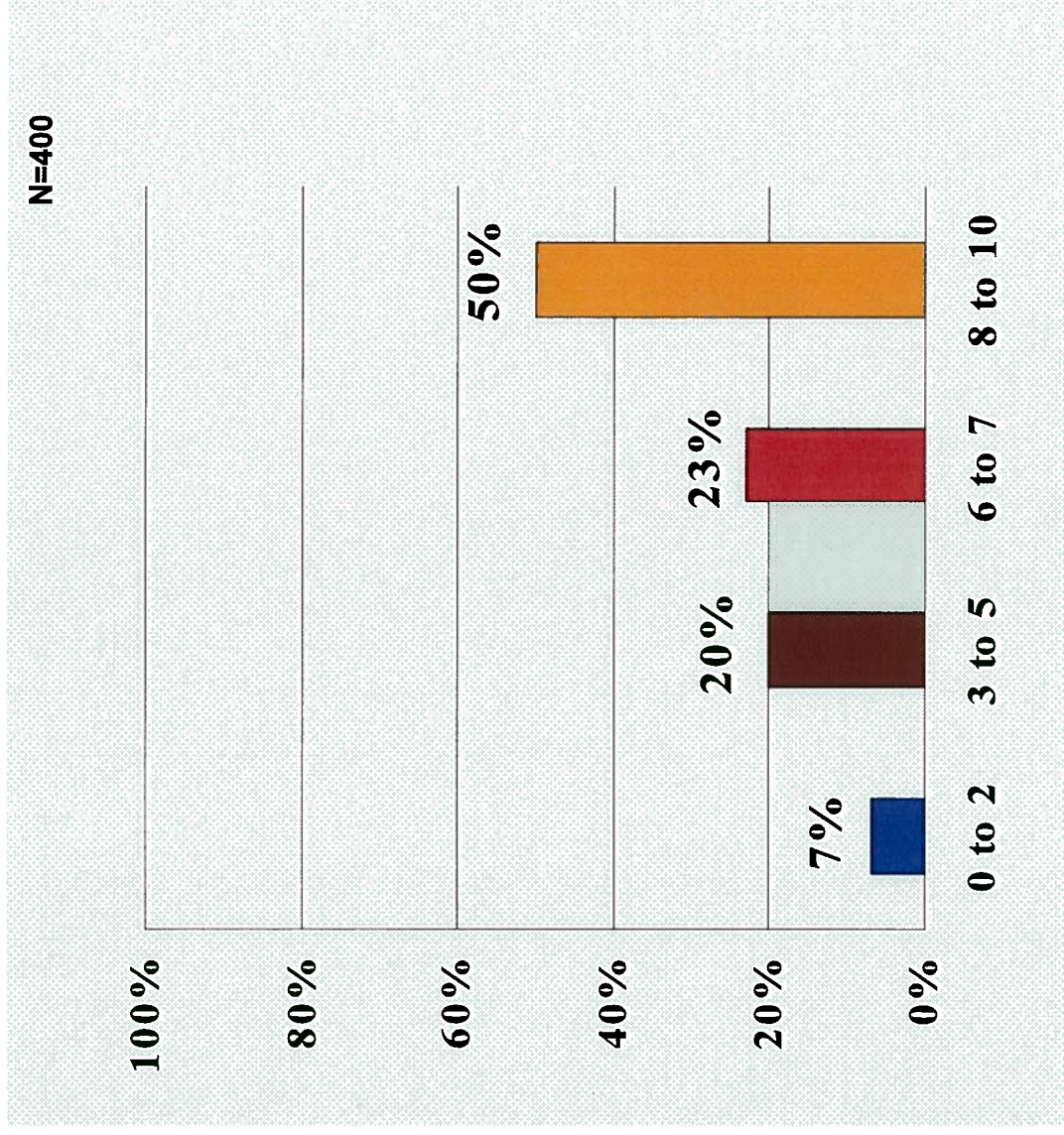
Objective: assess voter attitudes towards a ballot measure to fund improvements to parks and recreation programs, facilities, and services in the City of Tualatin.

- ❖ Completed 400 telephone interviews with voters in the City of Tualatin
- ❖ Conducted May 1-4
- ❖ Margin of error +/- 4.9%
- ❖ Averaged 10 minutes to administer
- ❖ Representative sampling of residents (quotas set for gender, age, area of city)

Ranking importance for parks and recreational programs and facilities for individual households on a scale from 0 to 10 where 0 is not at all important and 10 is extremely important.

A majority of residents feel that parks and recreational activities are important to their household – 50% rate it between 8 and 10 (high importance)

q1



Proposal for funding a community center costing the average household an additional \$15 per month in additional property taxes for an assessed home of \$190,000

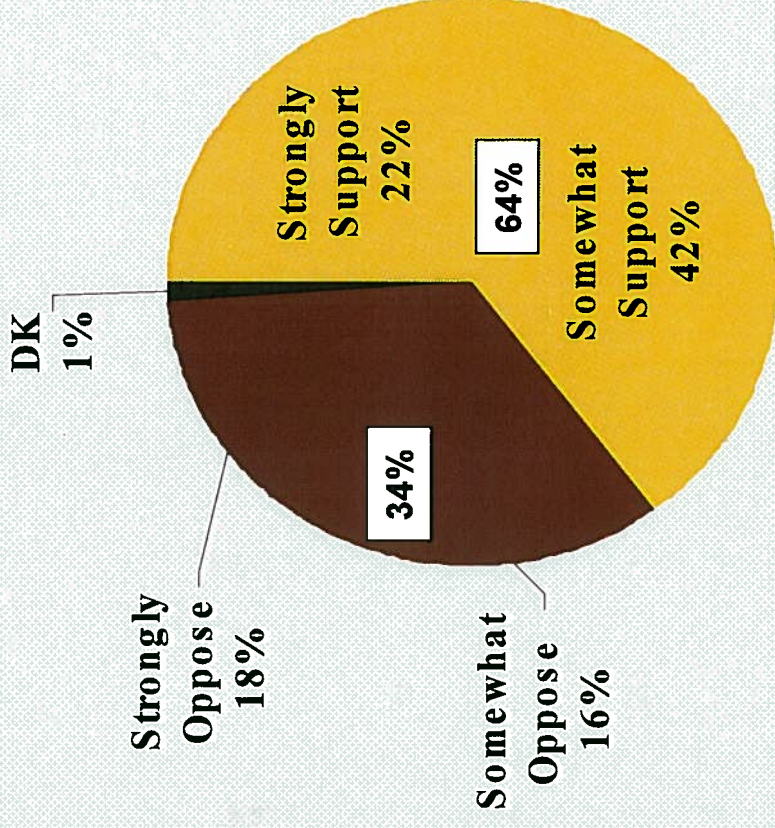
Almost two-thirds of voters support a proposal for a community center

Females (72%) and voters ages 18-54 (70%) are the biggest supporters of the funding package

q2

\$15 per month

N=400

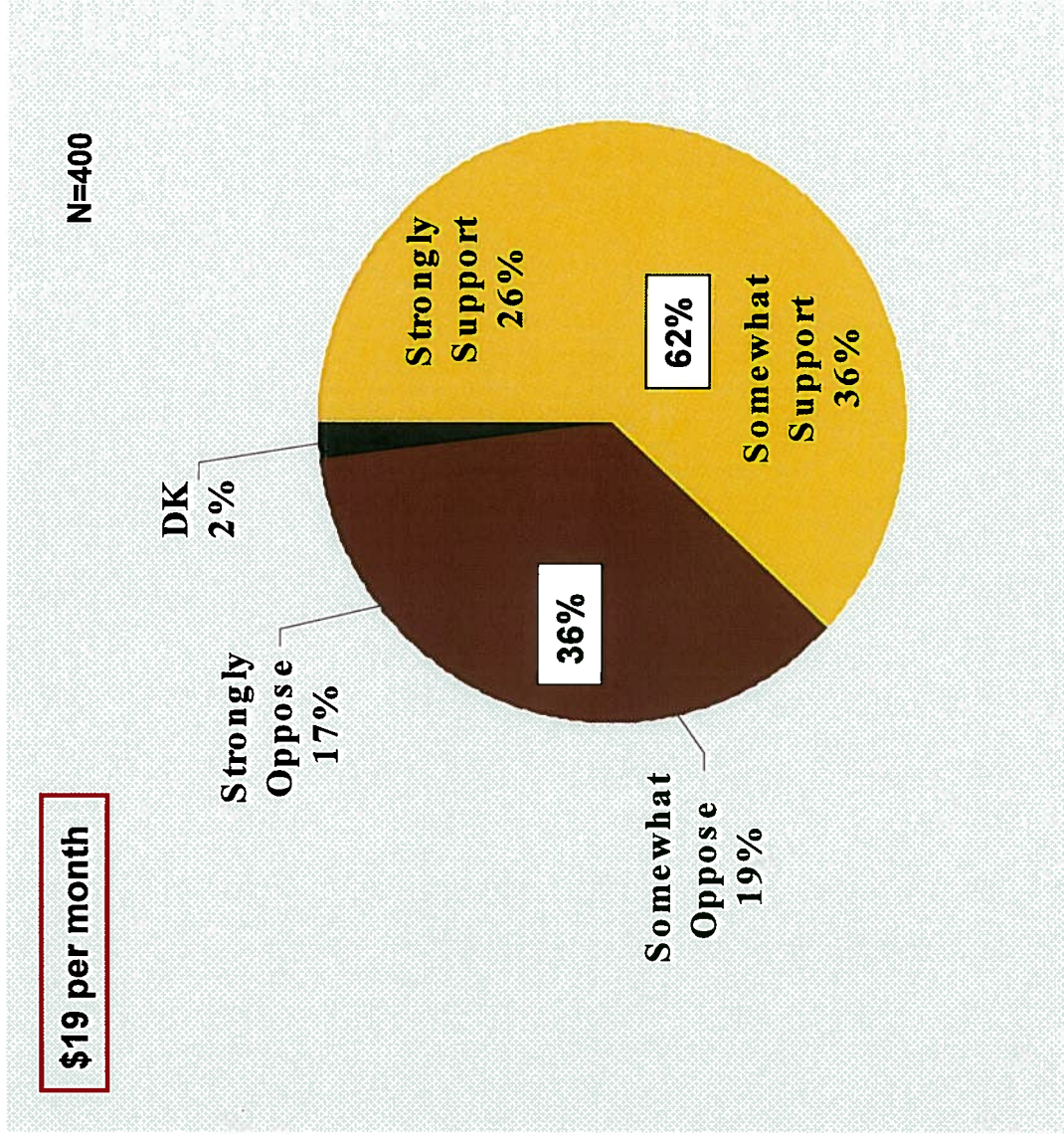


Proposal for funding a community center, expand trails, enhance parks, upgrade sports fields costing the average household an additional \$19 per month in additional property taxes for an assessed home of \$190,000

Overall support drops two points from the community center proposal, but strong support increases by four points

Females and younger voters remain strongest supporters

q3



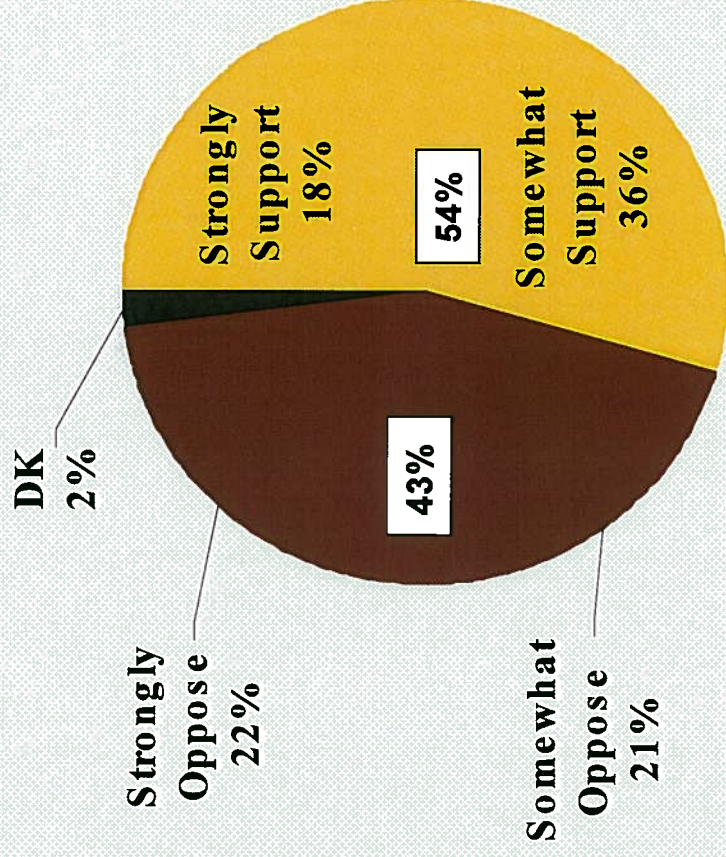
Proposal for funding a community center and multi-field sports complex costing the average household an additional \$20 per month in additional property taxes for an assessed home of \$190,000

Overall support dips below 60% compared to other proposals and shows the least amount of strong support

q4

\$20 per month

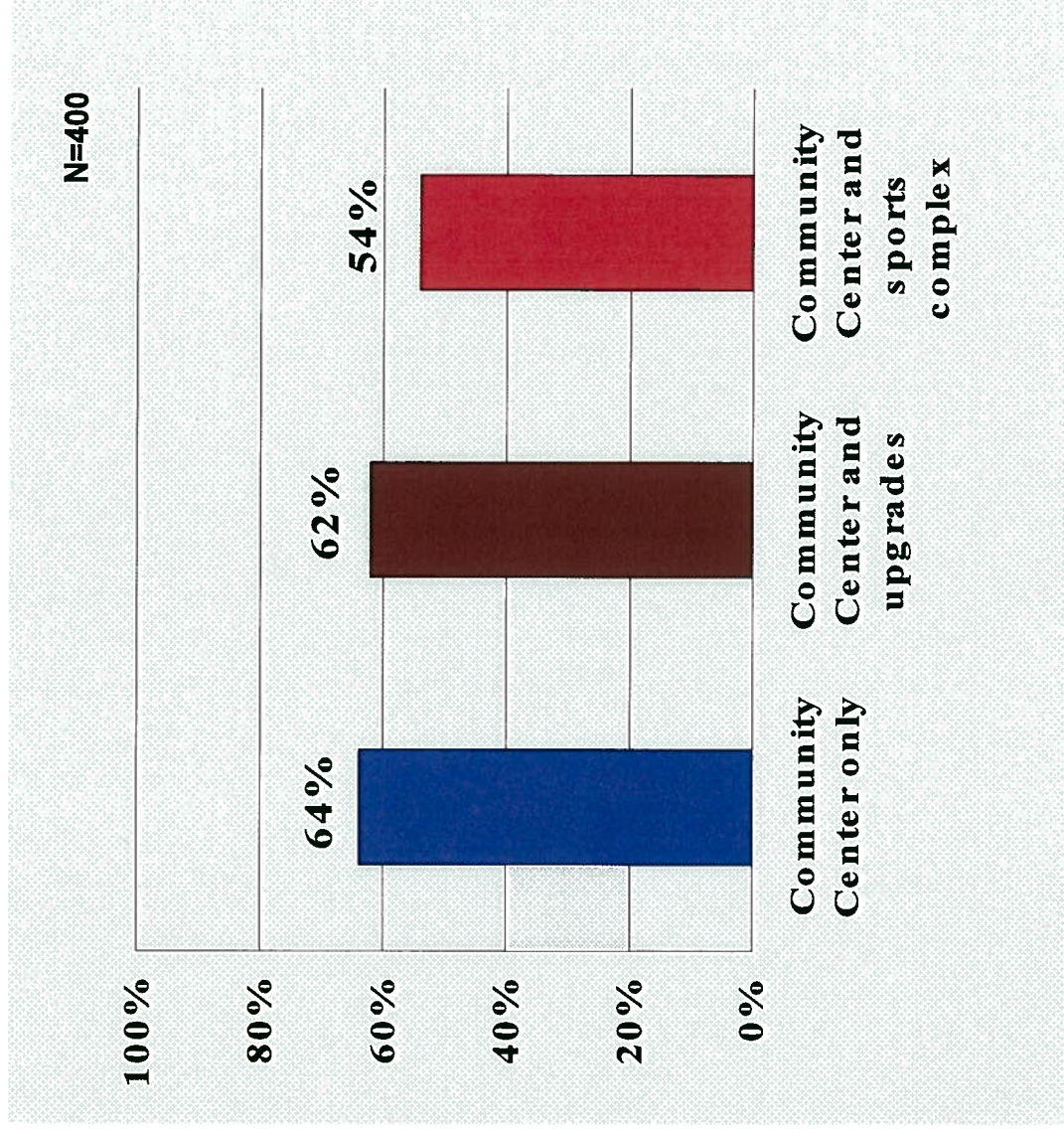
N=400



Overall support for measures

While over a majority of voters support all three proposals, the community center and center with park upgrades shows strongest support

Q2-4



Voters were asked to rate how important a series of park and recreational improvements or additions were to them on a scale of 0 to 10, where 0 is not important at all and 10 being extremely important.

At least one-half of voters rate the importance of each improvement at “5” or above on the 0 to 10 scale, with the highest importance towards upgrading parks and expanding trails

q6-10

Improvement or Addition	Mean Score	Rating 8-10
Upgrade existing parks and playgrounds throughout the city (Q8)	6.2	35%
Expand current pedestrian and bicycle trails and new trails along natural trails and pathways (Q7)	6.2	41%
Community center including recreational activities for all ages, an indoor gym, a fitness room, leisure pool, and meeting rooms (Q6)	5.9	35%
Increase sports fields for youth and adult use after school hours, including an all weather, multi-sport synthetic field at Tualatin High School and field improvements at several other schools and parks (Q9)	5.6	29%
An outdoor multi-field sports complex with an synthetic surface on 1.1 acres of land. It would be used by local youth and adult sports groups and include pathways for walking and jogging (Q10)	5.2	25%

What voters felt was the most important recreational improvement for the City of Tualatin

Voters are split between a community center and trails as the most important park and recreation improvement

NW and SW residents prefer community center while East prefer trails

q11

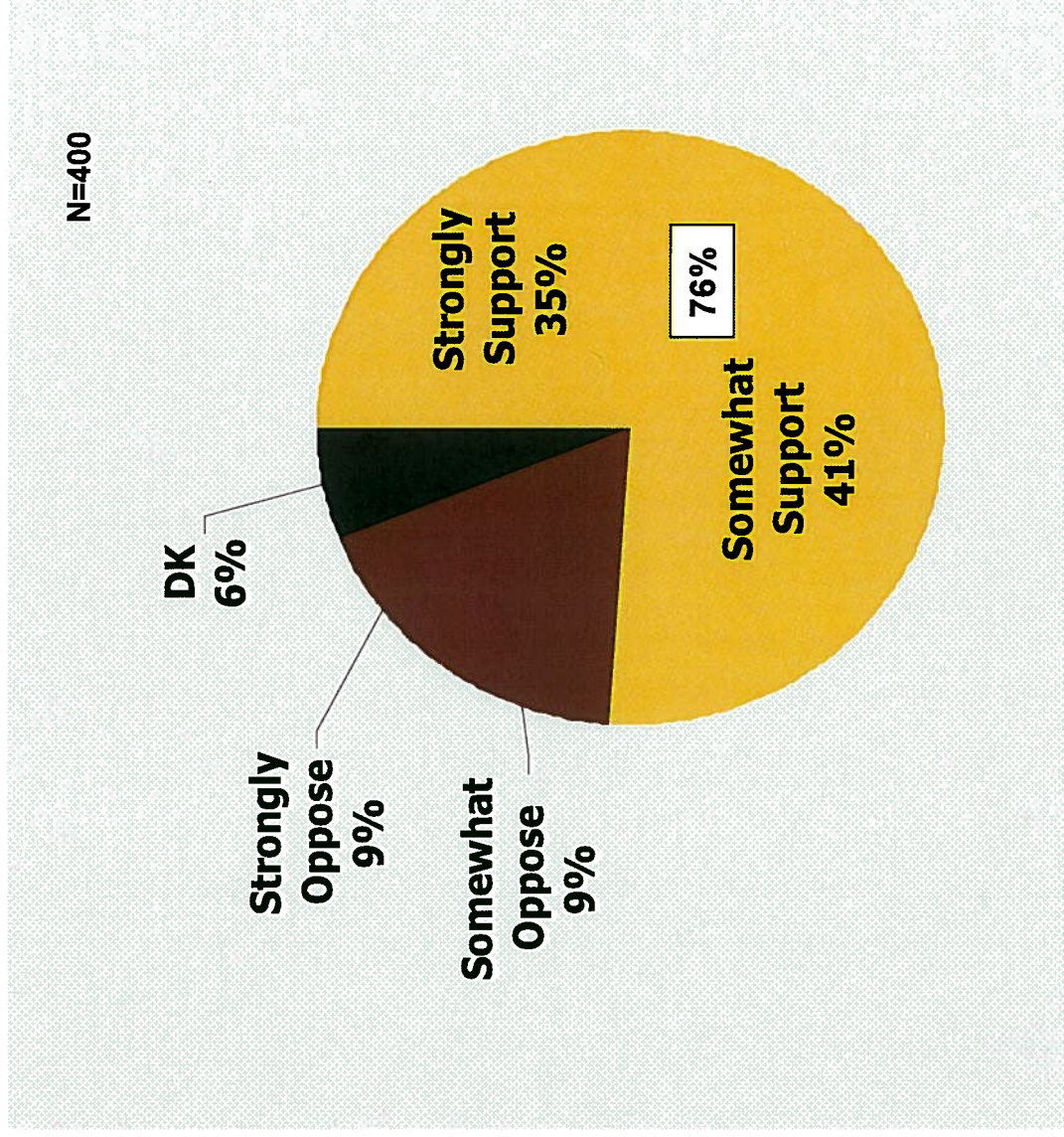
N=400

Recreational improvement	Percent
Community Center	29%
Trails and pathways	25%
Parks and playgrounds	15%
Sports fields in schools and parks	14%
Outdoor multi –field sports complex	12%
Don't know	6%

Level of support for incorporating senior programs into the community center.

Support for incorporating a senior program in the proposed community center is high with at least 70% support across all demographic groups

q12

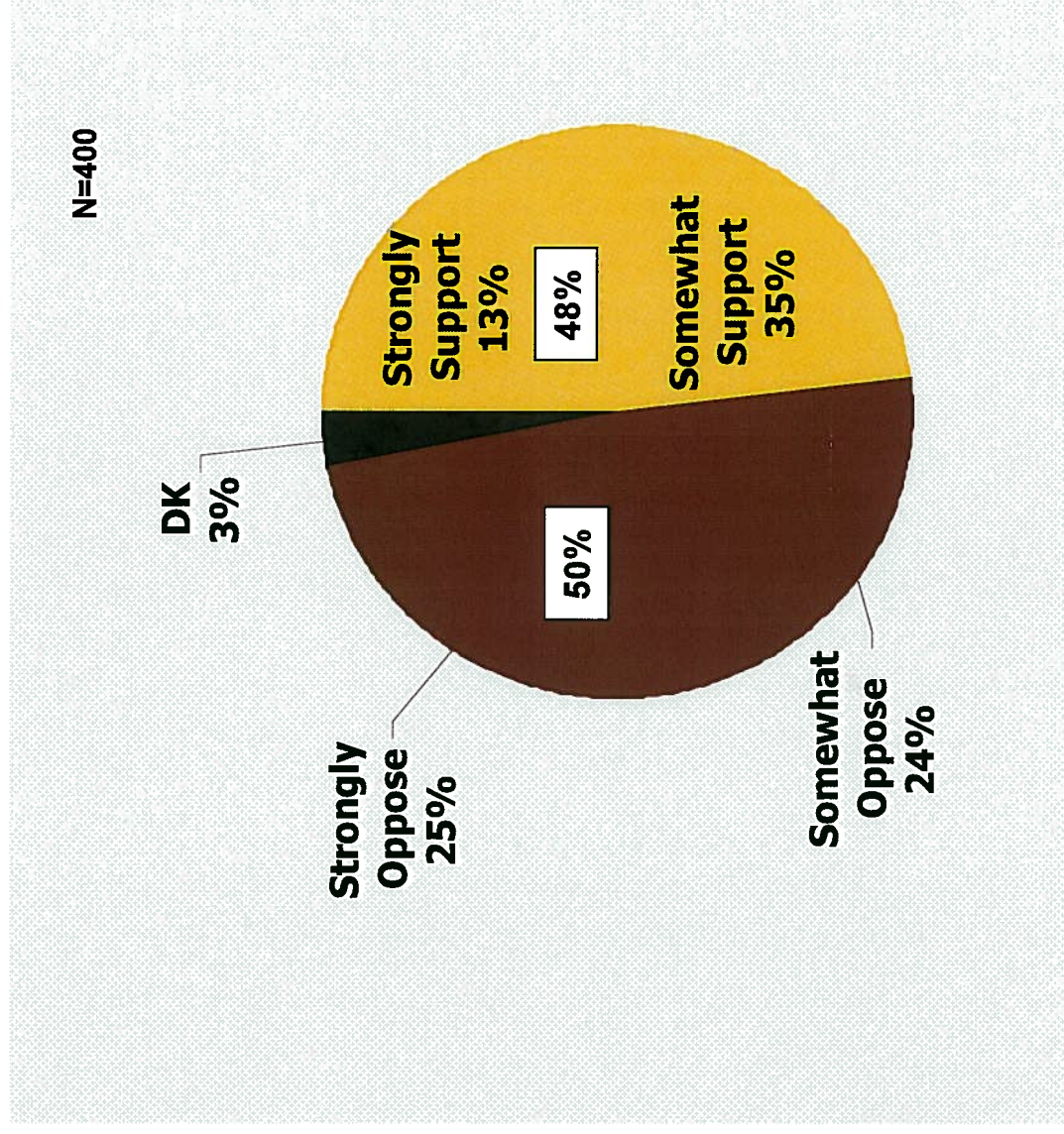


Level of support for a utility fee of \$15 per month for new and existing park maintenance.

Voters are split about the use of a utility fee for park maintenance

NW residents show highest support at 56%

q13

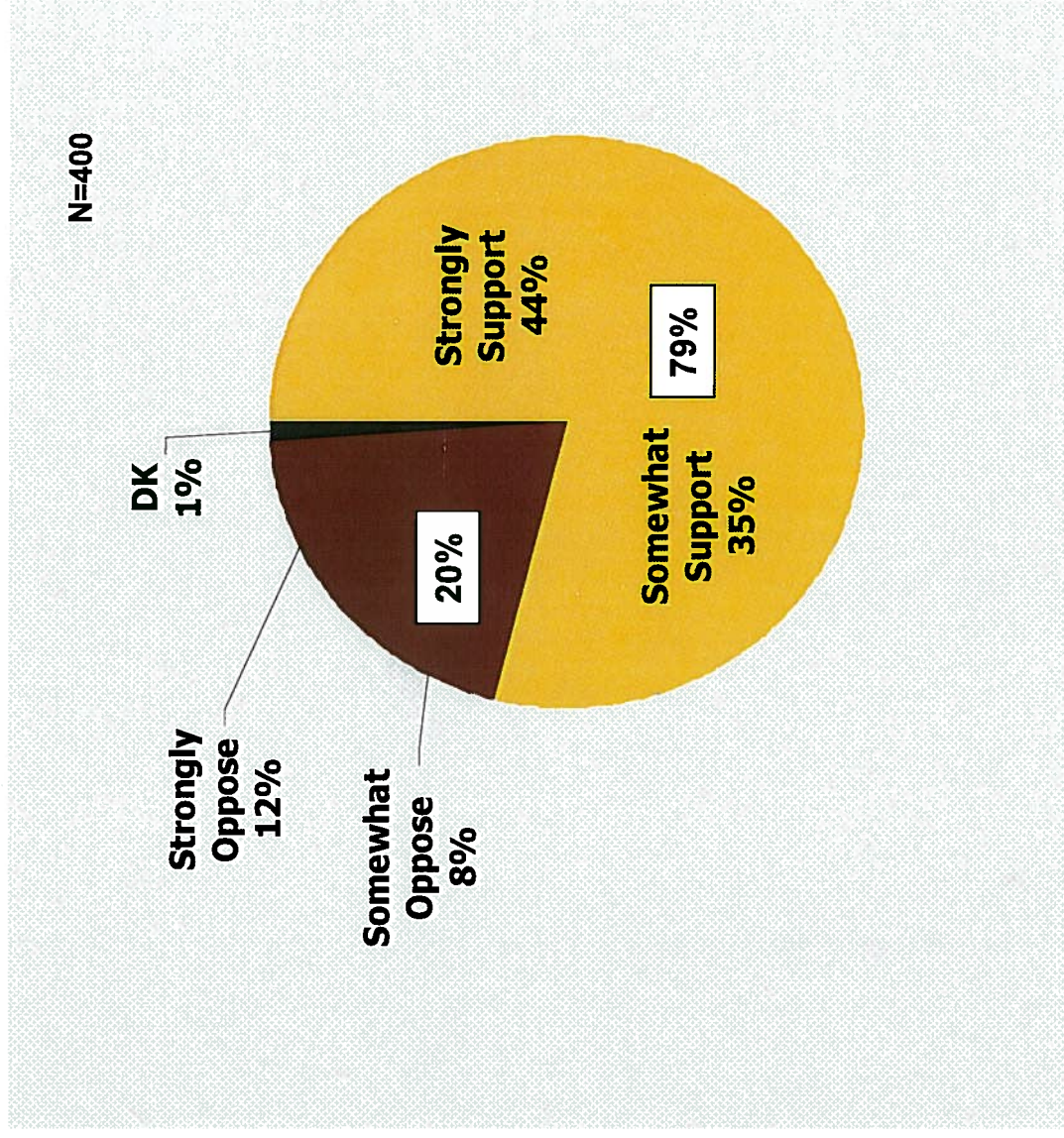


Level of support for using user fees as one of the funding sources for the proposed community center.

Support for user fees are high across all subgroups with at least three-fourths support

44% strongly support user fees while 12% strongly oppose it

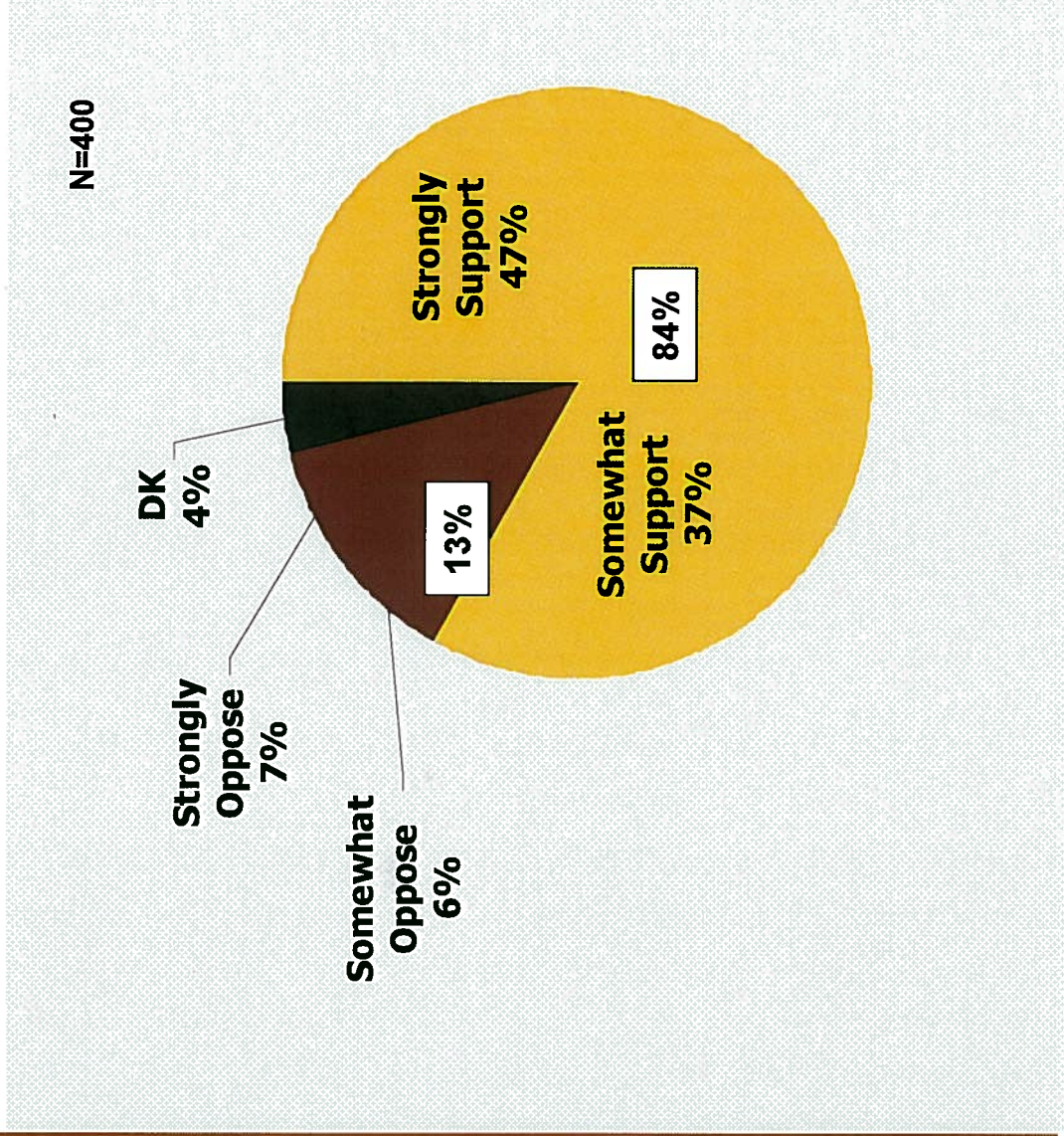
q14



Level of importance for the City to incorporate green and renewable practices into the maintenance and design of parks and recreation programs, facilities, and services.

At least eight out of ten voters value incorporating green practices into the maintenance and design of parks and recreation programs, facilities, and services

q15



Summary

- ❖ **Voters in Tualatin place high value on parks and recreation**
- ❖ **The most important park and recreation improvements are a community center, and trail expansions**
- ❖ **Voters similarly support proposal for a community center, and one for a community center and upgrades (including trails, parks, sports fields)**
- ❖ **Proposal for a community center and multi-field sports complex show the least amount of support**
- ❖ **Voters are split on the use of a utility fee for park maintenance**
- ❖ **There is high support for incorporating senior programs into the proposed community center, and for green and renewable building practices**

May 23, 2008

TO: Paul Hennon, City of Tualatin
FR: Su Midghall, Davis, Hibbitts & Midghall, Inc.
RE: Tualatin Parks & Recreation Packages and Ballot Measure Surveys

I. Introduction

Davis, Hibbitts & Midghall, Inc. (DHM) is pleased to present the results of two telephone surveys conducted for the City of Tualatin (Tualatin Parks and Recreation Packages and Tualatin Ballot Measure). The purpose of the Tualatin Parks and Recreation Packages survey was to assess voter support for three different proposals to fund improvements and additions to parks and recreation programs, facilities, and services in Tualatin. The purpose of the Tualatin Ballot Measure survey was to assess voter support for a proposed monthly maintenance fee and ballot measure to fund a community center, and upgrades to parks, trails, and sports fields.

Research Methodology: Between May 1 and 4, 2008, DHM conducted the Tualatin Parks and Recreation Packages telephone survey of 400 voters in the City of Tualatin that lasted an average of 10 minutes. The Tualatin Ballot Measure telephone survey of 300 voters was conducted between May 16 and 18, 2008 and averaged about four minutes. Both surveys had sufficient sample sizes to assess voter opinions generally and to review findings by multiple subgroups including gender, age, and area of Tualatin. While current events may not always impact public opinion, it is worth noting that the survey was conducted with heightened media attention towards a potential national economic recession, including nationwide mortgage foreclosures and gas prices approaching \$4.00 per gallon.

Respondents were contacted by telephone using a registered voter list for the City of Tualatin. In gathering responses, DHM employed quality control measures, including questionnaire pre-testing, callbacks, and validations. The questionnaire included a mix of open and close-ended questions. There were additional quotas by age, gender, and area of the city based on the total voter population for the City of Tualatin to ensure a representative sample.

The study was segmented into three distinct geographic areas of Tualatin – East of Interstate-5 (East), West of Interstate-5 and North of Tualatin-Sherwood Road (Northwest), and West of Interstate-5 and South of Tualatin-Sherwood Road (Southwest).

Computer abstracts for both surveys accompany and are referenced throughout this report. They present a number of cross-tab variables based on demographic groupings. Combined percentages in the report may not always equal the sum of individual percentages because of rounding.

Statement of Limitations: Any sampling of opinions or attitudes is subject to a margin of error, which represents the difference between a sample of a given population and the total population (here, the City of Tualatin). For a sample size of 400, the margin of error is +/- 4.9%, at the 95% confidence level. For a sample size of 300, the margin of error is +/- 5.6%, at the 95% confidence level.

II. Key Findings from Tualatin Parks and Recreation Packages Survey

2a. assessing voter priorities for parks and recreational activities

In the survey, voters were asked a number of questions to gauge how important parks and recreational activities were to them and their households, as well as what types of activities were most important.

Voters were asked to rate on a scale of 0 to 10, where 0 is not important at all and 10 being extremely important, how important parks and recreational programs and facilities were to them and their household (Q1). The mean rating was 7.0 with 50% of voters rating the importance of parks and recreational programs and facilities at 8.0 or above on the scale, particularly among voters ages 18 to 54. It should be noted that there was a statistically significant difference in the mean scores among voters ages 18-54 and those voters ages 55 and above (7.7 and 6.0, respectively). Few voters gave low ratings – between 0 and 2 – and interestingly no voters ages 18-34 gave the importance of parks and recreation to them a rating below 4. A small 2% of those ages 35-54 rated the importance between 0 and 2, while 14% of voters ages 55 and above gave the same rating.

Voters were asked how many times in the past year their households had visited parks or participated in recreation programs in the City of Tualatin (Q16). Over one-half of voters who participated in the survey reported that their household visited parks or participated in recreation programs in Tualatin 13 or more times in the last year. Table 1 reflects usage by demographic groups:

Table 1
Parks and Recreation Usage

Demographics	0-5 times	6-12 times	13 or more times
Female	23%	16%	59%
Male	25%	21%	51%
18-34	16%	18%	61%
35-54	14%	14%	71%
55+	38%	23%	36%
East Tualatin	23%	7%	67%
NW Tualatin	29%	15%	54%
SW Tualatin	22%	23%	53%

Source: Davis, Hibbitts, & Midghall, Inc. May 2008

Females (59%), voters ages 35-54 (71%), and those living in East Tualatin reported using parks and recreation programs or facilities the most – 13 times or more in the past year – than any other demographic group. Not surprisingly, the lowest usage came from voters ages 55 and above (36%).

Voters were asked to rate how important a series of park and recreational improvements or additions were to them on a scale of 0 to 10, where 0 is not important at all and 10 being extremely important (Q6-11). Table 2 reflects the importance of each improvement or addition:

Table 2
Importance of Parks and Recreational Improvements or Additions

Improvement or Addition	Mean Score	Rating 8-10 (high importance)
Upgrade existing parks and playgrounds throughout the city (Q8)	6.2	35%
Expand current pedestrian and bicycle trails and add new trails along natural areas and streams (Q7)	6.2	41%
Community center including recreational activities for all ages, an indoor gym, a fitness room, leisure pool, and meeting rooms (Q6)	5.9	35%
Increase sports fields for youth and adult use after school hours, including an all weather, multi-sport synthetic field at Tualatin High School and field improvements at several other schools and parks (Q9)	5.6	29%
An outdoor multi-field sports complex with a synthetic surface on 11 acres of land. It would be used by local youth and adult sports groups and include pathways for walking and jogging (Q10)	5.2	25%

Source: Davis, Hibbitts, & Midghall, Inc. May 2008

In general, voters rated all improvements as important – each improvement or addition was rated above average, with the lowest mean score of 5.2 on the 0 to 10 scale (at least 50% of voters rated the importance of each addition or program with a score above 5). Upgrades to parks, playgrounds, and trails were given the highest ratings, with the community center closely behind, and sports field rated slightly above average.

Voters who rated the importance of parks and recreational programs to them and their households between 8 and 10 in Q1 (high importance), and those ages 18-54, rated each improvement or addition with a higher level of importance than other subgroups.

Females (7.1) and voters ages 18-54 (6.5) had the highest mean scores for a community center (Q6). Voters living in East Tualatin (7.1) and voters ages 18-54 (6.5) had the highest mean scores for expanding natural trails and pathways (Q7). Parks and recreation improvements or additions that included sports field had significantly lower mean scores than other improvements. Voters living in NW Tualatin (6.1) rated the importance of sports fields higher than East Tualatin (5.4) and SW Tualatin (5.5). In addition, there was significantly less support for upgrading and increasing sports fields (Q9) or adding a sports complex (Q10) among voters ages 55 and older (Q9 mean scores: ages 18-54: 6.3 vs. age 55+: 4.8 and Q10 mean scores: ages 18-54: 5.7 vs. ages 55+: 4.4).

After rating each improvement, voters were asked to choose the one they felt was most important to them (Q11). Percentage of importance by improvement or addition was:

- Community center: 29%
- Trails and pathways: 25%
- Parks and playgrounds: 15%
- Sports fields in schools and parks: 14%
- Outdoor multi-field sports complex: 12%
- Don't know: 6%

Among females, the community center was the most important improvement or addition (36%) while among males, trails and pathways was most important (30%). Voters living in East Tualatin also rated the trails and pathways as most important (42%), while the other two areas of the city rated the community center as most important (NW Tualatin: 32%, SW Tualatin: 31%).

2b. assessing voter support for measures

Voters were given a description of three different measures and were asked to rate their support for each using a scale of strongly support, somewhat support, somewhat oppose, or strongly oppose (Q2-4). It should be noted the cost of all three measures were explained to voters on a per-month cost based on a home with an assessed value of \$190,000.

Each measure had a community center which included an indoor gym with a track for walking and jogging, a leisure pool, fitness programs, and meeting rooms for people of all ages. The measures were:

- **Community center only:** includes an indoor gym with a track for walking and jogging, a leisure pool, fitness programs, and meeting room for people of all ages (\$15 per month).
- **Community center and upgrades:** includes an indoor gym with a track for walking and jogging, a leisure pool, fitness programs, and meeting room for people of all ages *and* would expand trails, parks, and add and upgrade new sports fields at local schools and parks (\$19 per month).
- **Community center and sports complex:** includes an indoor gym with a track for walking and jogging, a leisure pool, fitness programs, and meeting room for people of all ages *and* would add a new outdoor multi-field sports complex on 11 acres of land with an all weather synthetic surface and lights for night use (\$20 per month).

Table 3 reflects overall support for each of the three proposed measures:

Table 3
Voter Support for Proposed Measures

Measure	Support (strongly/somewhat)	Oppose (strongly/somewhat)
Community center only (Q2)	64% (22%/42%)	34% (16%/18%)
Community center and upgrades (Q3)	62% (26%/36%)	36% (19%/17%)
Community center and sports complex (Q4)	54% (18%/36%)	43% (21%/22%)

Source: Davis, Hibbitts, & Midghall, Inc. May 2008

At least 50% of all voters supported each measure, with the greatest amount of support coming from females, voters ages 18-54, and those who rated the importance of parks and recreational activities to their households between 8 and 10 in Q1.

While the community center and sports complex option was only a \$1 increase from the community center and upgrades, support for it decreased by 8 points (54% and 62%, respectively). It is worth noting that while voters rated sports fields as above average in

importance, improvements that included sports fields had the lowest mean scores compared to other improvements to parks and recreation (see Q9 and Q10).

Table 4 compares support for all three proposed measures by demographic groups:

Table 4
Comparison in SUPPORT by Demographic Groups

Demographics	Community center only	Community center and upgrades	Community center and sports complex
Female	72%	68%	57%
Male	57%	56%	51%
18-34	74%	74%	66%
35-54	67%	68%	62%
55+	58%	49%	40%
East Tualatin	57%	58%	55%
NW Tualatin	72%	67%	57%
SW Tualatin	64%	62%	53%
Lived in Tualatin 10 yrs or less	69%	70%	58%
Lived in Tualatin between 11-20 yrs	61%	59%	55%
Lived in Tualatin for 20 yrs or more	60%	45%	40%

Source: Davis, Hibbitts, & Midghall, Inc. May 2008

In general, the biggest supporters of all the measures were females, voters ages 18-54, those who lived in NW Tualatin, and those who have lived in Tualatin for 10 years or less.

While there was a 2 point drop in overall support between the community center only and the community center with upgrades to parks, trails and sports fields, voters who “strongly” supported the last measure increased by 4 points (22% and 26%, respectively). When voters were asked to rank the importance of specific recreational improvements and additions on a scale of 0 to 10 (Q7), the option that included expansion and improvements of natural trails and paths had the highest mean score (6.2).

It should be noted that there was a noticeable drop in support among voters ages 55+ from the community center (58%) to the community center with upgrades (49%) and community center with sports complex (40%).

Voters who opposed each of the measures were asked what, if anything, would make them consider supporting the measure (Q5). Reasons cited were similar across all proposed measures. Table 5 reflects the main responses given by voters:

Table 5
Considerations for Supporting Proposed Measure(s)

Responses	Community center only (n=137)	Community center and upgrades (n=146)	Community center and sports complex (n=174)
Lower amount/property tax	32%	35%	34%
Maintain/utilize current parks and recreation	16%	11%	15%
Availability of outdoor recreational facilities/oppose community center	13%	7%	8%
Different source for funding	8%	10%	8%
Need more information about measure-general	7%	7%	5%
City has other priorities	6%	6%	4%
Nothing	22%	22%	22%
Don't know	4%	4%	5%

Source: Davis, Hibbitts, & Midghall, Inc. May 2008

Voters who opposed any of the measures were most concerned with the additional cost in property taxes. Ways conveyed to gain support among voters who opposed the measures were to lower the dollar amount of the measure or find alternative funding sources. In addition, some voters communicated the need to maintain and utilize current parks and recreation, and that there was no need for a community center.

2c. maintenance fee, user fee, senior center, and green designs

Voters were asked about supplemental funding methods for current parks and recreation programs, including the community center.

A large majority of voters (79%) “somewhat” or “strongly” supported a user fee paid by participants to fund programs and activities (Q14). Support for this was especially high for voters ages 35-54 (86%) and those living in NW Tualatin (84%). Only 12% of voters “strongly” opposed this supplemental funding option while 44% of voters “strongly” supported it.

Voters were split in support of a \$15 per month park maintenance utility fee to be included in the monthly sewer and water bill (Q13). One-half of voters “somewhat” or “strongly” opposed this supplemental funding option, with 25% “strongly” and 24% “somewhat” opposing it. Of voters who supported the utility fee, 13% “strongly” supported it and 35% “somewhat” supported it. The largest supporters of this fee were voters living in NW Tualatin, an area that showed the greatest amount of support for all proposed measures (56%).

A majority of respondents (76%) supported incorporating senior programs currently found at the Tualatin-Durham Senior Center (Q12). Support for this was high across all demographic groups, including gender, age, and area of City. The most support for incorporating senior programs into the proposed community center came from voters ages 18-34 (89%) and females (80%). While voters ages 55 and above showed the lowest amount of support by age group for any of the measures, 73% of voters ages 55 and above supported incorporating senior programs into the proposed community center. There was also a high percentage of support among voters ages 34-54 (72%).

Lastly, voters were asked if they felt it was very important, somewhat important, not too important, or not important at all for the city to incorporate green and renewable practices into the maintenance and design of parks and recreation programs, facilities, and services (Q15). Voters in Tualatin overwhelmingly support renewable practices in parks and recreation – a large majority of voters (84%) said it was important to incorporate green and renewable practices (very 47%, somewhat 37%).

III. Key Findings from Ballot Measure Survey

Key findings from the Parks and Recreation Packages Survey helped to determine voter preference and support for a community center and upgrades to parks, trails and sports fields. While voters were asked about the increased property tax of \$19 per month for the community center and upgrades, and they were asked about the monthly park maintenance fee, they were not however, asked to rate their level of support for these two funding sources as a combined question. The following section highlights results from a survey asking voters to rate their level of support for a property tax increase combined with a monthly park maintenance fee.

3a. proposed measure with maintenance fee

Voters were asked if they would strongly support, somewhat support, somewhat oppose, or strongly support a measure to fund improvements to parks and recreation services in Tualatin, including a community center and parks and trail upgrades that would cost homeowners \$1.20 per 1,000 dollars of assessed home value per month, along with a monthly \$15 maintenance fee paid by all households in Tualatin. The maintenance fee was described as being in addition to and a separate funding source from the ballot measure.

Over one-half of voters (54%) supported the proposed measure and maintenance fee, with 22% of voters “strongly” supporting it and 31% “somewhat” supporting it. There was a statistically significant difference in “strong” support between females (29%) and males (15%). There was also a significant difference in support between age groups, with voters ages 55 and above showing the lowest amount of support (38% compared to 71% for ages 18-34 and 60% ages 35-54). These were very consistent findings with prior studies where females and those aged 18-54 showed the highest support.

Those voters who somewhat supported or opposed the measure and maintenance fee were asked if they would strongly support, somewhat support, somewhat oppose, or strongly oppose the same measure with a reduced maintenance fee of \$9 per month (Q2). Voters who strongly supported the \$15 maintenance fee were not asked this question – it’s safe to assume that these voters would also support the \$9 fee. Table 6 reflects support by demographic groups:

Note: The following percentages combine “strong” support from the \$15 maintenance fee.

Table 6
Support for Community Center and Upgrades and a \$9 Monthly Maintenance Fee

Demographics	Support	Oppose
Female	63%	34%
Male	52%	45%
18-34	77%	17%
35-54	62%	36%
55+	43%	53%
East Tualatin	63%	37%
NW Tualatin	59%	38%
SW Tualatin	57%	40%
Total	58%	39%

Source: Davis, Hibbitts, & Midghall, Inc. May 2008

Voter support among 18-34 year olds (77%) and 35-54 year olds (62%) differed significantly from voters ages 55 and above (43%). Support was also quite high among females (63%). While support did not differ significantly by area of Tualatin, voters living in East Tualatin (63%) had slightly higher levels of support than those voters living in NW Tualatin (59%) and SW Tualatin (57%).

It should be noted that in the prior Tualatin Parks and Recreation Packages survey, there were lower levels of support for a community center and upgrades in East Tualatin (58%) than in NW Tualatin (67%) and SW Tualatin (62%) (Q3). There were also lower levels of support for the \$15 utility fee in East Tualatin (39%) than NW Tualatin (56%) and SW Tualatin (46%) (Q11).

Main reasons voters gave for supporting the ballot measure and monthly maintenance fee (both \$15 and \$9) included:

- Benefits entire community (28%)
- Additional paths/trails (23%)
- It's necessary (16%)
- Approve measure-generally (16%)
- Keep youth active (13%)
- More sports fields needed (7%)
- For better health (7%)
- My children utilize parks and recreation / family oriented / indoor facility / need more pools / improve quality of life (6%)

Main reasons voters gave for opposing the measure and \$9 monthly maintenance fee included:

- Increase in taxes/total cost (62%)
- Facilities already available (16%)
- Funds are misused (13%)
- Should be private industry (6%)

Please refer to the computer abstracts for an expanded list of responses.

The top two reasons cited for opposing the ballot measure and \$9 monthly maintenance fee in this survey were similar to the top reasons cited for opposing the ballot measures proposed in the Tualatin Parks and Recreation Packages survey (Q5).

IV. Summary and General Observations

The surveys showed that households in Tualatin place a high value on parks and recreational activities. At least 50% of voters rated the importance of parks and recreation between 8 and 10 on a scale of 0 to 10, with 10 being extremely important. Many households visited parks and/or participated in recreation programs in Tualatin – over 50% did so 13 or more times within the last year.

Parks, trails, and a community center were the most important improvements to voters in Tualatin. Voters consistently chose these three options in multiple questions for park priorities, level of importance, and in the proposed ballot measure tests.

While voters rated sports fields and a sports complex above average in importance, these two areas did not test as well compared to parks, trails and a community center. The proposed ballot measure with sports fields also had the least amount of support. The measures showed:

- 1) community center only: 64% in support
- 2) community center and upgrades to parks, trails and sports fields: 62% support
- 3) community center and multi-field sports complex: 56% support

Largest supporters of the proposed measure(s) were females, voters ages 18-54 (and stronger among those ages 18-34), and residents of NW Tualatin.

Voters were split on the maintenance fee to pay for existing parks and to maintain the new community center – 48% support vs. 50% opposed. Strongest support came from NW Tualatin (56%), voters ages 18-54 (52%), and residents of 10 years or less (53%). No other subgroup supported the maintenance fee above 50%.

In testing the proposed ballot measure for a community center and upgrades to parks, trails and sports fields in conjunction with a proposed \$15 maintenance fee, voters overall supported the measure but with only a slight majority of 54%. Total support increased to 58% with a reduced maintenance fee of \$9.

A large majority of Tualatin voters support the concept of user fees for programs in the proposed community center, incorporating a senior program into the new center, and using green building designs.



7. Community Center Site Selection Criteria

The City had been investigating school district property for the location of a new community center, but it was determined that legal obligations associated with the condemnation of that land prohibited the City from building a facility there. No new site has been selected, but the following list of site criteria was generated to guide the site selection process.



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

COMMUNITY CENTER PRELIMINARY SITE SELECTION CRITERIA

- Size (adequate land for building, parking, landscaping, any outdoor facilities and/or potential expansion areas)
- Access to adequate/needed transportation facilities, including major roads, public transit, pedestrian and bicycle connections
- Ability to serve with water, wastewater and stormwater treatment facilities
- Compatibility with and impact on existing/future land uses
- Allowed within current zoning designation
- Other regulatory issues
- Location relative to residents/demographic groups, including population within a 10-minute drive
- Slope (affects development cost)
- Natural resource or other physical site constraints (e.g., presence of wetlands, riparian areas, contamination, etc.) – affects net size and development cost
- Exposure/access to other activities and complementary land uses (i.e., prominence or visibility of location)
- Partnership opportunities
- Cost recovery potential (affected by other criteria)
- Approximate land cost per acre
- Shared parking potential



8. Maintenance Fees

Statutory requirements associated with the implementation of a new utility fee require the City to prepare findings and adopting ordinance for the City Council. These documents are included as appendices to this report.

- a. Staff Report and Findings*
- b. Adopting Ordinance*

Park and Recreation Maintenance Utility Fee – Draft Staff Report

Date: June 12, 2008

To: Tualatin City Council

From: Paul Hennon, Community Services Director

Re: Proposed Parks Maintenance Fee

This memorandum introduces and describes a new parks maintenance utility fee for the City of Tualatin. The new fee would pay for “routine” and “capital maintenance” costs associated with improvements included in the 2008 bond measure. It may also be used to fund ongoing maintenance and operations costs for some existing facilities.

Background

Like many cities throughout Oregon, the City of Tualatin faces funding challenges in maintaining its park and recreation facilities and meeting expectations of the public related to the quality and condition of its facilities. Use of parks and recreation facilities continues to increase with population growth and in growing recognition of the health benefits of fitness and recreation. The city has limited funds to meet a variety of obligations and has continued to see the cost of materials, construction, wages and other costs escalate more quickly than tax revenues. As in other communities, this situation has been exacerbated by property tax limitation measures passed in the last two decades that prohibit the City from increasing its permanent general tax rate and that cap potential increases in property tax revenues from existing development. As a result, maintaining existing facilities is challenging and maintaining new facilities without additional funding is not practical.

The City has had a Comprehensive Parks and Recreation Master Plan in place since 1983 which identifies the need for a variety of new and improved facilities. The City conducted the Tualatin Tomorrow and Facilities Visioning processes in 2002 and 2003. These processes pointed to the need and desire for more park, recreational and community facilities in Tualatin, including a potential new community center and improvements to existing parks, trails and playing fields. In 2007, the Tualatin City Council directed the City to explore a potential recreation bond measure for the November 2008 ballot. The bond measure, if approved, will provide capital funding for a package of park, trail, and sport field improvements as well as the development of a new community center. To fund the additional costs for providing ongoing maintenance for these new facilities, the City has explored the feasibility of adopting a new parks maintenance utility fee. Maintenance of existing and new facilities to desired levels is not practical without additional sources of revenue.

Routine repair and maintenance are defined by state law as activities directed at preserving an existing allowed use or facility, without expanding the development footprint or site use.

Restoration is defined by state law as the process of returning a disturbed or altered area or feature to a previously existing natural condition. Restoration activities reestablish the structure, function, and/or diversity to that which occurred prior to impacts caused by human activity. Maintenance activities may include mowing, seeding or even deferred capital expenditures to replace a facility element. Examples of non-maintenance costs could include land acquisition; design or construction of new facilities; or major expansion of existing facilities.

Under Oregon law, a utility fee can be approved by the City Council if the following three general criteria are met:

1. It must be charged in exchange for a particular government service that benefits the party paying the fee in a manner not shared by other members of society;
2. It must be paid by choice, so the party paying the fee has the option of not utilizing the government service and thereby avoiding the charge; and (see Issues section for information about how this criteria is addressed)
3. It must be collected to compensate the government entity providing the service for a specific expense, and not to be used as a general revenue-raising measure.

Most fees of this type implemented by Oregon cities are for utilities such as sewer and water service. Recently, many jurisdictions have enacted utility fees as a means of supplementing revenues which have not kept up with rising costs of providing services. Tualatin currently charges residents and businesses water, sewer and street maintenance utility fees. Two other Oregon cities, West Linn and Medford, have instituted parks utilities fees, used to pay for maintenance of indoor and outdoor parks and recreational facilities, trails, open spaces and beautification of street right-of-ways. No successful challenge has been brought against these charges as fees rather than taxes.

Purpose of Fee

The parks maintenance fee is intended primarily to cover costs of maintaining new facilities included in the proposed 2008 bond measure. The fee also could be used to pay for other future new facilities. It also potentially could be used to pay for a limited number of improvements to and/or maintenance of existing facilities in the future. This could include routine maintenance or deferred maintenance of existing facilities. Voters in a recent survey associated with the recreation bond measure study ranked improvements to existing facilities as one of the community's highest priorities.

The fee has been calculated to cover estimated annual costs associated with maintenance of all new trails, sports fields and park facilities to be built or improved with the bond measure proceeds, as well as a proposed new community center. Costs will include ongoing, routine maintenance, and major renovations or replacement of facility elements and equipment.

The fee will not be used for land acquisition or development of parks, trails, open spaces or recreational facilities. These costs will be funded by the 2008 bond measure, system development charges, grants and donations, or other discretionary revenues. The fee will

also not be used to fund recreational programs, which will be funded through user fees and other revenues.

Administration

The Park Utility fee will be administered by the City's Community Services Department and will be included in the utility bills sent to city residents. Each residential unit in the City will be charged the same amount. This is similar to the way that the City charges its system development charges (SDCs) for parks and recreation. It differs from the way that the city's street maintenance fees are charged. Those fees differ for single and multi-family residences. There are no proposed exceptions or reductions in fees for specific types of residential uses.

Businesses are also proposed to be charged a fee because employees of businesses in Tualatin and the businesses themselves benefit from park and recreation facilities, particularly trails, open space and some community parks. Because employees and businesses received proportionately less benefit than residents, they will be charged only a fraction of the residential fee. They will be charged on a per employee basis, with a per employee fee that is about 15% of the average per resident fee charged to households. The number of employees assessed per business will be capped at 100 employees.

Vacant residences will be addressed similar to how they are treated with respect the city's street maintenance fee. Vacant residences that continue to maintain water service will be billed at the lowest rate within the residential Customer Group. Vacant residences that discontinue their water service will be not charged the park maintenance fee. Details related to this topic are covered in the adopting ordinance.

Enforcement also will be conducted similar to enforcement of the city's street maintenance fee. Violation of the ordinance (failure to pay fees) will be punishable by fines (e.g., not to exceed \$500 per day for the street fee), with each day of delinquency constituting a separate violation.

The following types of properties will not be subject to the park maintenance fee (similar to the City's street maintenance fee policies):

- City owned parking lots
- Parking lots owned by Tri-Met
- Publicly owned park land, open spaces and greenways
- Commercial recreation facilities or fitness providers
- Areas encompassing railroad right of way

No other exemptions or exceptions to the fee are proposed.

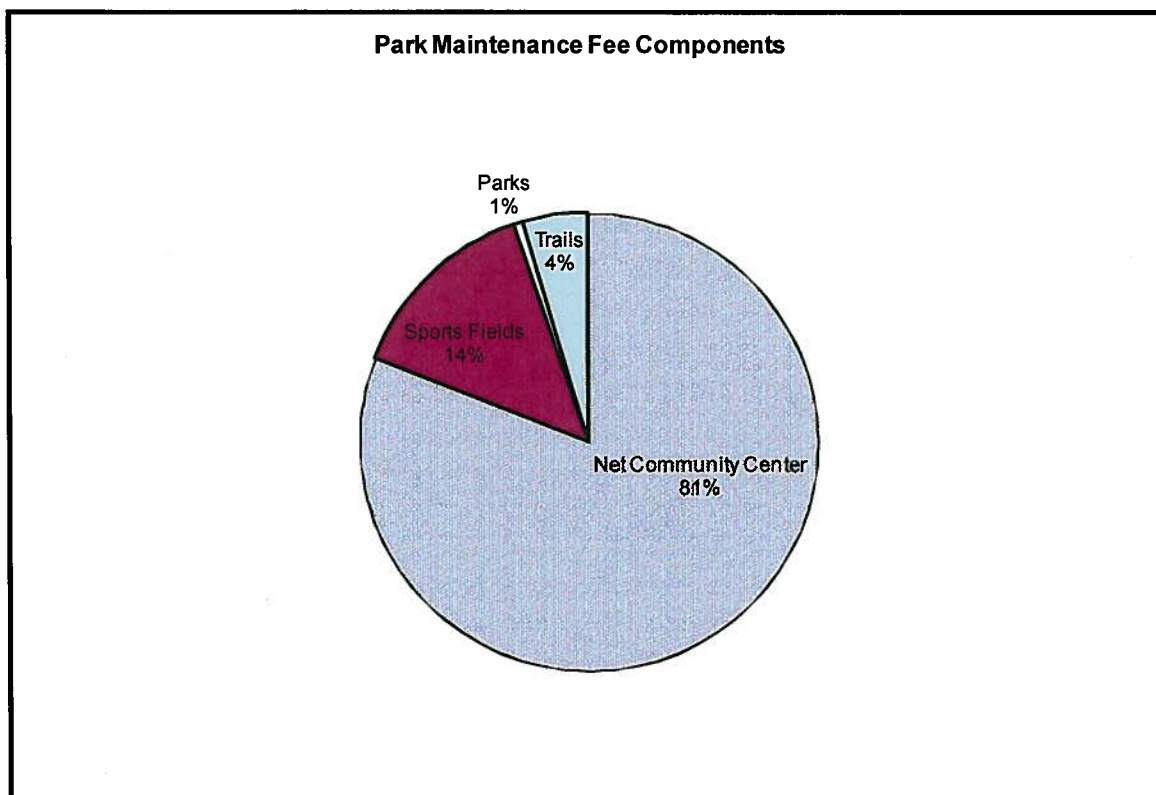
Fee Calculations

Maintenance of New Facilities or Facility Improvements

Initial monthly park utility fees will be approximately \$9.14 for households and about \$0.65 per employee (assessed to businesses). As noted above, this will primarily cover maintenance of new facilities funded by the proposed recreation bond measures, including the following examples:

- A new community center at a location to be determined
- Sports field improvements at Jurgens Park, Hazelbrook Middle School, the new Tualatin Elementary School, Tualatin Community Park and Tualatin High School
- Park improvements at Atfalati, Lafky, Browns Ferry and Tualatin Community Parks, as well as new community gardens at a location to be determined.
- New trails segments along the Tualatin River Greenway from 65th Avenue to Tualatin Community Park, the Koller Wetlands, and the 108th Avenue Reservoir

The bulk of the costs associated with the fee would cover the costs of maintaining the new community center. The following chart illustrates the distribution of the fee towards each type of facility based on the cost of projects currently proposed to be funded through the 2008 bond measure.



The total annual maintenance cost of new facilities covered by the bond measure is estimated to be approximately \$1.34 million in 2008 dollars. These costs were calculated

based on relatively detailed estimates of annual maintenance costs for each facility proposed to be built or improved under the proposed bond measure. Additional documentation of these costs is found in the 2008 Recreation Bond Measure Feasibility Study Report.

Maintenance of Existing Facilities

Other jurisdictions also have used their park maintenance fees to cover all or a portion of the cost of maintaining existing parks facilities, including deferred maintenance costs. Park-related maintenance costs are found in two places in the City of Tualatin's budget:

- Park and recreation facility, programming and administrative maintenance costs
- Building facility maintenance which includes buildings used for parks and recreation, as well as other municipal buildings

The following table summarizes these costs based on the City's FY 2007/2008 budget.

Park and Recreation Maintenance Costs, FY 2007/2008

<i>Cost Categories</i>	<i>FY 2007/2008 budget</i>
Salaries and benefits	\$700,943
Materials and supplies	\$40,820
Professional services	\$65,840
Miscellaneous services	\$5,460
Contract services	\$164,680
Repairs and maintenance	\$38,360
Capital outlay	\$93,500
Fleet maintenance (park & rec portion)	\$87,236
Building maintenance (park & rec portion)	\$99,243
Total FY 2007/08 Park & Recreation Maintenance Costs	\$1,296,082

In calculating the percentage of building maintenance costs attributable to park and recreation facilities, city staff made the following assumptions and calculations:

- Allocated utilities costs associated directly with park and recreation buildings
- Allocated repair and maintenance costs associated directly with park and recreation buildings
- Assumed 20% of all other maintenance costs (e.g., contracted services, personnel, etc.) are attributable to park and recreation facilities (similar to percentage related to utilities and repairs)

To date, these costs have not been included directly in calculating the proposed park and recreation maintenance fee. However, the city could choose to use the maintenance fee to cover a portion of these costs in the future.

Fee Calculations for New and Improved Facilities

As noted above, the new maintenance fee currently is based on the projected costs to maintain new facilities or improvements to be funded by the proposed 2008 bond measure. To estimate the fee per household and business, the following steps have been undertaken:

- Estimated the total 2009 population (year in which the fee will begin to be assessed), using the most recent population estimates from Portland State University and projected growth rate from Metro (about 1 percent per year). The estimated 2009 population is 26,548.
- Estimated the total number of employees in Tualatin based on business license data.
- Identified the types of park and recreation facilities of most benefit to businesses and the portion of the maintenance fee associated with these facility improvements.
- Divided the total maintenance costs by the population to estimate a fee per person of approximately \$3.79 per person per month.
- Multiply the per person fee by the average household size for a residential fee of \$9.14 per month for residential dwellings.
- Divided the number of employees in the city by the business component of the fee to calculate a per employee fee of \$0.65 per month, with a maximum for any business of 100 or more employees of about \$65/month.

The fee will be indexed to the Engineering News Record (ENR) construction cost index for the City of Seattle and adjusted annually to account for changes in the cost of materials and labor associated with construction. This index reflects the most appropriate mix of material and labor costs for these calculations compared to other cost indexes which focus more exclusively on only *materials* or *labor*. While there is no index dedicated to the Portland region, the Seattle area is deemed to be the most similar to Portland among the indexes available, given similar trends in material and labor costs between the two areas. The fee will be automatically adjusted each year, consistent with that index to account for increases in the cost of materials, supplies and labor. Indexing likely would occur during the City's budgeting process and would reference the most recent month's ENR index figures. For example, the City's annual SDC adjustment typically incorporates the ENR Seattle Construction Costs Index from January.

Fee Calculations for Existing Facilities

If the maintenance fee were to be calculated for existing facilities, including budgeted amounts for deferred maintenance costs, the maintenance fee also would include the following costs using the same methodology as described for new facilities or improvements:

- Divided the total maintenance costs by the population to estimate a fee per person of approximately \$4.07 per person per month.
- Multiply the per person fee by the average household size for single and multi-family residents to calculate a fee of \$11.19 per month for single-family dwellings and \$8.18 per month for multi-family dwellings.

Issues

The following issues were considered in establishing the Park Maintenance Fee:

1. **Avoidability of Parks Utility Fee.** As noted on page 2 of this report, one of the three characteristics of a “fee” vs. a “tax” is that an individual has the opportunity to avoid paying the fee by not using the service. For other utility fees that the City of Tualatin assesses, it could be argued that the user could theoretically avoid paying the fee: a property may use a well and forego public water service; a property may use a septic system and forego public sewer service; etc.

However, on closer inspection, the use of public city sewer and water systems is not voluntary in most situations. For example, city properties must agree to connect to city services as a condition of annexation. Use of well water or septic fields is not practical or even possible for most properties in Tualatin neighborhoods, given the density and location of homes. As a result, the only practical way to avoid such utility charges is for a property to be vacant or unused.

A residential customer also could theoretically argue that the customer does not actually use the City’s park system or its recreational facility and thus should be exempt from the charges. However, every resident of the City arguably makes at least some use of the City’s parks, recreation facilities and open space. Such use may include hiking on city trails, visiting a neighborhood park for a picnic or simply enjoying open space areas by viewing them from a sidewalk or automobile. As a result, the only way for an owner or resident of a residential unit in Tualatin to completely avoid use of park and recreation facilities (similar to other utilities) would be to not use or occupy a residential unit.

2. **Limiting Parks Utility Fee to Residential Units.** In exploring the adoption of the maintenance fee, the City Council, staff and Ad Hoc Advisory Committee members debated whether to charge businesses a park and recreation utility fee. Ultimately, the Council decided to charge businesses a nominal fee (in comparison to the residential fee) for the following reasons:

- Businesses and employees benefit from a high quality park and recreational system by having access for employees to trails, open space and parks. Employees often use these facilities during lunch, at other non-business hours or as they travel to work (e.g., in viewing open space).
- Businesses are better able to attract employees by being located in a community with a high quality of life and standard of living. Improvements to the city’s park and recreation system will improve its quality of life.
- Businesses will be charged only a fraction of the fee charged to residents on a per person basis. This is an equitable arrangement in terms of costs and benefits for both business owners and residents.
- Large businesses (over 100 employees) will not have to pay unduly large annual fees because the total maximum fee will be capped at an equivalent rate of 100 employees.

3. Exemptions or reductions. Some fees of this type exempt or apply differentially to specific land uses. For example, the City of Portland allows for a reduced or deferred system development charge for affordable housing units if developers of those units can document and ensure that the units will be occupied by households with low or moderate incomes. The city staff and City Council considered incorporating similar exemptions or reductions in this fee. However, they ultimately decided against exemptions for residential uses for the following reasons:

- Difficulty with determining exactly which types of residents or properties should reasonably be subject to an exemption and concern about opening an exemption process to numerous and varying possible requests.
- An additional level of complexity and additional resources associated with administering exemptions.
- Inconsistency with the City's street maintenance fee which does not incorporate such exceptions.
- Concern about the benefit of exceptions or adjustments not being directly allocated to park and recreation users (e.g., where apartment building owners pay for utility bills rather than residents in many cases).

At the same time, the Council did determine that it is appropriate to exempt commercial fitness clubs or providers given that their employees enjoy ready access to recreational opportunities within the business and those companies are already spending money directly to provide for such activities.

4. Fee cap or threshold. The City considered establishing an upper limit on the amount of the fee that the City eventually could charge to residents. However, the City decided not to incorporate such a threshold for the following reasons:

- It would make it difficult to adjust the fee to account for changes in maintenance costs (e.g., labor, materials or other cost increases).
- While the City does not expect to have to raise the fee, outside of indexing it to construction costs, it is good public policy to remain the flexibility to do so without having to pass additional city ordinances or resolutions.

Recommendation/Conclusion

Staff recommends that the City Council institute a new parks maintenance utility fee to pay for maintenance and operations of new parks, trails, recreation facilities and open spaces in the City by adopting Ordinance _____.

Ordinance No. _____

Parks Maintenance Utility Fee

Draft June 13, 2008

The Tualatin Municipal Code is amended as follows with the addition of the following new sections:

Legislative Findings

(1) The City of Tualatin operates an extensive system of parks, trails and open spaces, including 11 parks, numerous playing fields and trails along the Tualatin River Greenway and elsewhere in the city. The City also partners with the Tigard-Tualatin School District to help improve and maintain playing fields at school district facilities which provide for community use. The citizens of Tualatin have identified park and recreation facilities as a high priority and important to their quality of life.

(2) The City has made significant improvements to its park and recreation facilities in the past decade consistent with residents' desires and priorities expressed in a variety of surveys and planning processes, including Tualatin Tomorrow and the Tualatin Facilities Visioning Processes. Some new facilities have been paid for with bond measure proceeds and system development charges (SDC's) although maintenance funds are typically limited to monies available through the city's general fund.

(3) While the City of Tualatin and the Tigard-Tualatin School District strive to adequately maintain playing fields at parks and schools, many have been constructed as soil-based fields, making them relatively costly to maintain and limiting their ability to be used as frequently as recreational demand dictates without a deterioration in their quality. Improvements in drainage and/or surfacing of these fields would improve their safety, prolong their life and extend their capacity for use. Similarly a variety of improvements are needed to maintain safe, quality recreational experiences in the City's parks.

(4) The Parks and Recreation Master Plan, Facilities Visioning and most recently the *Tualatin Tomorrow* process identified the need for a community center as a significant gap in the City's park and recreation system. The Tualatin City Council has further identified investigation of construction of a new community center as a priority for the City as it considers the need for new park and recreation facilities.

(5) The City does not currently have adequate funds to build needed new park and recreation facilities and/or make significant improvements to existing facilities. After studying several different funding options for new capital improvements, the City Council directed City staff to explore a potential recreation bond measure to pay for these improvements. The bond measure was scheduled for the November 2008 ballot and intended to provide capital funding for a package of park, trail, and sport field improvements as well as the development of a new community center.

(6) In concert with exploring the feasibility of a 2008 bond measure, the City Council directed staff to identify a stable source of money to pay for operating and maintaining new and improved facilities proposed to be financed by the bond measure and future facilities funded with parks SDCS and other sources. The City currently uses its general fund to pay for operation and maintenance of most park and recreation facilities.

These funds are supplemented by rental, user and other fees in some cases. The city also uses its general fund to meet a variety of obligations and has continued to see the cost of materials, construction, wages and other costs escalate more quickly than tax revenues. As in other communities, this situation has been exacerbated by property tax limitation measures passed in the last two decades that prohibit the City from increasing its permanent general tax rate and that cap potential increases in property tax revenues from existing development. As a result, maintaining existing facilities is challenging, and it is even harder to pay for maintaining and operating new facilities.

(7) City staff determined that a combination of general funds, user fees, rental fees and other existing funding sources would not be adequate to continue to maintain existing facilities and maintain new or improved facilities proposed under the 2008 bond measure. The current annual city maintenance budget for parks is approximately \$1.2 million and ___% of the City's entire budget. The new improvements (particularly new recreation facilities and a community center) would require an additional source of funds to ensure that they are adequately maintained.

(8) One of the relatively few potential sources of new funding to maintain park and recreational facilities is a Park Maintenance Utility Fee. This type of fee can be used for a variety of services. The City of Tualatin currently charges residents and businesses water, sewer and street maintenance utility fees. Two other Oregon cities, West Linn and Medford, have instituted parks utilities fees, used to pay for operation and maintenance of parks, trails, recreational facilities, open spaces and beautification of street right-of-ways.

(9) As part of the Bond Measure Facility Study, the City identified a need for approximately \$1.34 million per year (in 2008 dollars) to maintain new and upgraded facilities over to be funded through the 2008 bond measure. These figures are expected to increase over time as the cost of materials and labor rise. The bulk of the estimated fee will cover the cost of a new community center. While user fees will cover the cost of programming at that facility, additional funds will be needed to maintain the facility. Other facility improvements will require eventual replacement (e.g., artificial surfaces at upgraded playing fields) and/or routine maintenance (landscaping, mowing, etc.).

(10) Funds received under this ordinance shall be placed in the City's Park Maintenance Fund and dedicated and used exclusively for operations and maintenance of parks, trails, sports fields, open spaces, a new community center and other recreational facilities and for no other purpose, as more specifically outlined in Tualatin Municipal Code (TMC) _____. Funds will be used primarily to maintain new facilities or improvements funded by the 2008 recreational bond measure. However, to the extent these costs are lower than currently estimated, additional available funds may be used to maintain other park and recreation facilities.

(11) The adoption of this ordinance and the levying of charges and fees hereunder are adopted pursuant to the authority contained in the Oregon Constitution, Article XI, Section 2 and the City of Tualatin Charter of 1967, Section 4.

Creation of Parks Maintenance Utility

A parks maintenance utility is created for the purpose of maintaining and operating City parks, trails, open spaces and recreation facilities, as defined in this ordinance.

Definitions

- (1) "Commercial Sports Fitness Business." A business providing recreational or fitness services such as __, __ or __.
- (2) "Community Services Director." The person appointed by the City Manager to perform the functions of the Community Services Director or a designee acting under his or her direction.
- (3) "Multi-family residential property." Residential property consisting of more than three separate living units or spaces.
- (4) "Operations Director." The person appointed by the City Manager to perform the functions of Operations Director.
- (5) "Residential Unit." A use of property which is primarily for personal, domestic accommodation, including single family, multi-family residential property and group homes, but not including hotels and motels.
- (6) "Single family residential." Residential property consisting of single family detached duplexes and triplexes"

Administrative Officers designated

- (1) The Community Services Director (CSD) shall be responsible for the administration of this ordinance and planning and development of new facilities. The CSD shall be responsible for developing administrative procedures for the ordinance, administration of fees and consideration and assignment of categories of use subject to appeal to the City Council.
- (2) The Operations Director shall be responsible for maintaining parks and recreation facilities and, subject to City Budget Committee review and City Council approval, allocation and expenditure of budget resources for in accordance with this ordinance.
- (3) The Finance Director shall be responsible for the collection of fees under this ordinance.

Parks Maintenance Utility Fees Allocated to Park Maintenance Fund

- (1) All funds collected pursuant to this ordinance shall be allocated to the City's Parks Maintenance Fund or General Fund. The portion of the Parks Maintenance Fund that represents the fees collected under this chapter during a given year, fees carried over from prior years and investment earnings from the fees shall be used to operate and administer the City's parks maintenance program, which includes routine maintenance of parks, playing fields and trails; deferred capital improvement or replacement projects associated with parks, fields and trails; maintenance and improvement of the City's new community center; and maintenance or replacement of facilities owned by the Tigard-Tualatin School District which are the subject of a joint use agreement between the city and school district.
- (2) The fees paid and collected shall be reasonably related to the cost of providing parks and recreation facility maintenance, and shall generate revenues that are required to provide those services pursuant to the Plan. To the extent that parks utility fees collected are insufficient to properly maintain local parks and recreation facilities, the cost may be paid from such other non-dedicated City funds as may be allocated by the City Council, but the City Council may direct the reimbursement to such fund if additional fees are collected. All amounts on hand in the Parks Maintenance Fund, including those collected pursuant to this ordinance may be invested by the Finance Director in accordance with State law. Earnings from such investments shall also be dedicated to the Parks Maintenance Fund.

(3) Funds will be used primarily to maintain new facilities or improvements funded by the 2008 recreational bond measure. However, to the extent these costs are lower than currently estimated, additional available funds may be used to maintain other park and recreation facilities. It shall not be necessary that the operations, administration and maintenance expenditures from the Parks Maintenance Fund for parks maintenance purposes specifically relate to any particular property from which the fees for such purposes were collected. The fees shall not be used for other governmental or proprietary purposes of the City, except to pay for an equitable share of the City's accounting, management and other governing costs, incident to management and maintenance of City parks and recreation facilities. Otherwise the fees and charges shall be used solely to pay for the cost of operation, administration, maintenance, repair, improvement, renewal, replacement and reconstruction of City parks, trails, sports fields, open spaces and related facilities and the actual costs of operations and maintenance of City parks and recreation facilities.

(4) Revenues collected under this ordinance shall be budgeted within the City Parks Maintenance Fund between expenditures for parks maintenance and the operation and maintenance of City parks on the basis of approximately 70% for the City's new community center and the balance for parks, trails and playing fields improved under the 2008 bond measure and/or other park and recreation maintenance needs. Revenues received for future years' maintenance under the Plan shall be reserved.

Parks Maintenance Utility Fee

(1) A Parks Maintenance Utility Fee is imposed and levied upon the owners of all residential property within the City. The fee shall be based on the direct and indirect use of or benefit derived from the use of public parks, trails, open spaces and recreation facilities.

(2) The Parks Maintenance Utility Fee imposed under sub-section (1) of this section may be paid by the owner, occupant or anyone designated by the owner or occupant; however if the Parks Maintenance Utility Fee is not paid promptly, when due, the City shall collect such Fee from the property owner or the property itself.

Determination of Parks Maintenance Fee

(1) The Park Maintenance Fee shall be based on the following factors:

- (a) The developed use of the property (i.e., residential or business).
- (b) The base rate maintenance cost for the use category of the property.
- (c) The Engineering News Record construction cost index for the City of Seattle, which will be used to annual increase the fee to account for inflationary increases in the cost of time and materials.

(2) The 2009 monthly fee for each customer group will be as follows:

- (a) Residential unit, \$9.14 per unit.
- (b) Business, \$.65 per employee.

(3) The maximum fee for any business with more than 100 employees will be a fee for the equivalent for 100 employees:

(4) The City will revise the monthly fee each year based on the Engineering News Record construction cost index for the City of Seattle. This index reflects the most appropriate mix of material and labor costs for these calculations compared to other cost indexes which focus more exclusively on only *materials* or *labor*. While there is not index dedicated to the Portland region, the Seattle area is deemed to be the most similar to Portland among the indexes available, given similar trends in material and labor costs

between the two areas. The City Council may revise the fee further to reflect actual revenues, anticipated maintenance requirements, improvements in the methods of calculating revenues or requirements and changes in conditions which the Council finds should be taken into consideration in the rates.

Billing and Collection of Fee

(1) The parks maintenance utility fee shall be billed and collected with and as part of the monthly utility bill for those lots or parcels utilizing City water and sewer, and billed and collected separately for those lots or parcels not utilizing City water and sewer. In cases where a developed property is subject to water and sewer utility charges, the Parks Maintenance Utility Fee bill shall be directed to the same person as the bill for water and sewer charges. In the case of those lots or parcels which are not occupied by the owner, the fee shall be billed with the monthly water and sewer bill, if any, which is billed to the property requests that the combined utility bill be sent to another address. If a tenant in possession of any premises pays such fee, such payment shall relieve the owner from such obligation and lien, but the City shall not be required to look to any person other than the owner for the payment of such fees. All such bills shall be rendered monthly by the Finance Director and shall become due and payable upon receipt.

(2) In the event funds received from City utility billings, as described in subsection (1) of this section, are inadequate to satisfy in full all of the water, sanitary sewer, storm sewer, road and Park Maintenance Utility Fees, funds will be apportioned as follows: ___ to the parks maintenance utility fee, ___ to the Park Maintenance Utility Fee, ___ to sanitary and storm sewer service charges, ___ to the Road Utility Fee and ___ to the charges for water service.

Parks Maintenance Utility Fee Lien

(1) When for any reason the parks maintenance utility fee has not been paid, then the City Manager shall proceed to collect such charges in the manner provided by law. In addition to any other remedies provided by law, the City Manager shall cause a report and request for lien to be prepared and forward a copy by certified mail return receipt requested to the owner of record of the property. The property owner shall be notified that unless a hearing is requested to contest the City Manager's determination, the City will docket a lien against the property. Requests for hearing shall be made and determined in accordance with **TMC #####**.

(2) At the hearing to determine the validity of the lien, the City Council may accept, reject, or modify the determination of the City Manager as set forth in the report. If the City Council finds that parks maintenance utility fees are payable by the owner as set forth in the report, unpaid and uncollected, it shall, by motion, direct the City Manager to docket the unpaid and uncollected water service charge in the City lien docket. Upon completion of the docketing, the City shall have a lien against the described property for the full amount of the unpaid charge, together with simple interest at the rate of 10% per annum and with the City's actual cost of providing notice to the owner. The lien shall be enforceable in any manner provided in ORS Chapter 223. The docketing of a lien against the property by the City shall not preclude the City from pursuing other available remedies to collect such charges, interest, penalties and costs.

Waiver of Fee in Case of Vacancy

(1) Except as provided in subsection (2) of this section, when any premises within the City become vacant, totally unoccupied, or unused, but water service remains, and upon written application of the owner or the owner's authorized agent, and approval by the Finance Director, the Parks Maintenance Utility Fee shall thereafter be billed at the lowest rate within either the residential or nonresidential Customer Group, as appropriate.

(2) When any premises within the City become vacant, totally unoccupied, or unused, and water service is discontinued, and upon written application of the owner or the owner's authorized agent, payment of all outstanding water, sanitary sewer, storm sewer and road utility charges, and approval by the Finance Director, the Park Maintenance Utility Fee shall thereafter not be billed and shall not be a charge against the property.

(3) The Finance Director is authorized to cause an investigation of any property for which a fee reduction or waiver application is submitted under this section to verify any of the information contained in the application. The Finance Director is further authorized to develop and use a standard form of application for fee reduction or waiver under this section, provided it shall contain a space for verification of the information and the person signing such form affirms under penalty for false swearing the accuracy of the information provided therein.

(4) For purposes of this section, "vacancy" shall mean that an entire building or billing unit has become vacant or continuously unoccupied for at least 30 days, not that a portion of a developed property without separate water meters has become vacant or unoccupied.

(5) Fees shall be reduced or waived in accordance with this section only while the property remains vacant. The person signing the application for waiver or reduction of fees shall notify the City within 5 days of the premises being occupied, partially occupied or used, regardless of whether water service is restored. The City may charge any property with the appropriate Parks Utility Fee, including charges for prior billing periods, upon determining by whatever means that the property did not qualify for waiver or reduction of charges during such time. The decision of the Finance Director under subsections (1) and (2) shall be final.

Administrative Interpretation

(1) The Community Services Director has the initial authority and responsibility to interpret all terms, provisions and requirements of this ordinance and to determine the appropriate charges there-under. Unless accompanied by an application for partial or complete waiver of fees due to vacancy reviewed by the Finance Director, a property owner or their agent desiring an interpretation or other examination of the property owner's Park Maintenance Utility Fee shall submit a written application to the Community Services Director. The application shall be submitted in sufficient detail to enable the Community Services Director to render an interpretation. The Community Services Director may require additional information, including an engineering study prepared by a licensed professional engineer in conformance with the methodology out-lined in the ITE Manual to be submitted by the applicant before an interpretation is given.

(2) Within 30 days of the submission of an application for interpretation together with the required information, the Community Services Director shall cause a final decision to be made on the application. The decision shall be written and shall include findings of fact and conclusions for the particular aspects of the decision, based upon applicable criteria. A copy of the decision shall be mailed to the person submitting the request. The

Community Services Director shall maintain a collection of such decisions. Decisions of the Community Services Director which affect the amount of fee to be charged to a property shall be forwarded to the Finance Director. Except as provided under subsection (3) of this section, the decision of the Community Services Director is final.

(3) If the decision of the Community Services Director affects the Category of Use and the Customer Group of the property owner requesting the interpretation, the Community Services Director shall either as-sign a new Use Category or Customer Group, or determine the current Use Category or Customer Group is proper. If a change in Use Category or Customer Group is assigned, the Finance Director shall be notified so that appropriate change may be made in the applicable fee to charged in the future. No back charges or refunds shall be allowed. The decision of the Community Services Director under this subsection (3) only, may be appealed to the City Council in accordance with TMC #-#-##.

##-##-## Administrative Appeal

(1) Any owner who disputes any interpretation given by the City as to the Use Category or Customer Group assigned to such owner's property pursuant to this ordinance may appeal such interpretation, but only in accordance with this section. The dispute must first be presented to the Community Services Director pursuant to TMC #-#-## and thereafter may be appealed to the City Council in accordance with this section. Failure to appeal an interpretation made under this ordinance within the time and in the manner provided shall be sufficient cause to deny the relief requested. Except in cases of hardship as determined by the Council, disputes which result in changes in the Parks Maintenance Utility Fee charged under this ordinance shall become effective with the next billing cycle.

(2) An owner who disputes an interpretation made by the Community Services Director as to the as-signed Use Category or Customer Group under this ordinance, shall submit a written appeal to the City Manager within 10 days from the date of the Community Services Director's decision, together with a filing fee in the amount of \$300. The application for appeal shall specify the reasons therefore and include an engineering study pre-pared by a licensed professional engineer in conformance with the methodology outlined in the ITE Manual. Appeals shall be limited to the issue of whether the appropriate Use Category or Customer Group has been assigned to the particular property.

(3) The City Manager shall schedule the matter for City Council review and notify the appellant not less than 10 days prior to the date of such Council review. The Council shall conduct a hearing during a public meeting and determine whether there is substantial evidence in the record to support the interpretation given by the Community Services Director. The Council may continue the hearing for purposes of gathering additional information bearing on the issue. The Council shall make a tentative oral decision and shall adopt a final written decision together with appropriate findings in support. The decision of the Council with respect to the Use Category shall be limited to whether the appellant has been assigned to the appropriate Use Category. If the Council should determine that a different Use Category and Customer Group should be assigned, it shall so order, provided no refund of prior Park Maintenance Utility Fees shall be given. Only where the Council decision results in a change in Use Category and Customer Group will the filing fee on the appeal be refunded. The Council decision shall be final.

##-##-## Administrative Policies

(1) The following policies shall apply to the operation and scope of this ordinance:

(a) The fees imposed under this ordinance shall become due and payable from and after the date when the developed property is connected to the public sanitary sewer system and is receiving service therefore.

(2) The Community Services Director is authorized and directed to review the operation of this ordinance and where appropriate recommend changes thereto in the form of administrative policies for adoption by the City Council by resolution. Administrative policies are intended to provide guidance to property owners, subject to this ordinance, as to its meaning or operation, consistent with policies expressed herein. Policies adopted by the Council shall be given full force and effect, and unless clearly inconsistent with this ordinance shall apply uniformly throughout the City.

(3) Commercial fitness service providers will be exempt from the park maintenance utility fee.

Inspection of Premises

The Community Services Director or designee is authorized to enter upon private property for purposes of conducting any studies or collecting information bearing upon the determination of the appropriate Use Category or Park Maintenance Utility Fee in accordance with this ordinance.

Penalty

In addition to any other remedy provided in this chapter, violation of this ordinance is punishable by a fine not to exceed \$500. Each day after an account subject to Park Maintenance Utility Fees remains delinquent in payment of such fees constitutes a separate violation.

Severability

(1) In the event any section, subsection, paragraph, sentence or phrase of this ordinance or any administrative policy adopted herein is determined by a court of competent jurisdiction to be invalid or unenforceable, the validity of the remainder of the ordinance shall continue to be effective. If a court of competent jurisdiction determines that this ordinance imposes a tax or charge, which is therefore unlawful as to certain but not all affected properties, then as to those certain properties, an exception or exceptions from the imposition of the Park Maintenance Utility Fee shall be created and the remainder of the ordinance and the fees imposed thereunder shall continue to apply to the remaining properties without interruption.

(2) Nothing contained herein shall be construed as limiting the City's authority to levy special assessments in connection with public improvements pursuant to applicable law.

Effective Date

The fees imposed under this ordinance shall begin on .



9. Additional Facility Improvements Considered

The preliminary program of park, sports field and trail improvements included several options which are not in the proposed bond measure package. In addition, the City did a preliminary feasibility analysis of river crossings at 108th Avenue. In order to manage the total cost of the bond pack, these improvements were eliminated from consideration. Information on each is included in this appendix, including site plans and cost estimates.

a. Sports fields

- i. Atfalati Lower Field Renovation
- ii. Ibach Park Soccer Field Renovation
- iii. Ibach Park Lawn Conversion (site map not attached)
- iv. Tualatin Community Park Main Field Renovation (site map not attached)
- v. Bridgeport Elementary School Soccer Field Renovation
- vi. Bridgeport Elementary School Multipurpose Field Renovation
- vii. New Sports Field Complex Site

b. Trails

- i. Tualatin River Greenway Segments
 1. Tualatin Community Park to Jurgens Park
 2. Highway 99W to western UGB
- ii. Hedges Creek Greenway
 1. 105th to Ibach Park
- iii. Nyberg Creek Greenway
 1. 65th West to Orchard Hill Apartments
 2. Orchard Hill Apartments to 1-5

3. 1-5 to Martinazzi

iv. Saum Creek Greenway

1. Atfalati Park to Sagert Street

2. Centex to Sequoia Ridge

v. 1-5 Bicycle Park

c. *Park Improvements*

i. Ibach Park

ii. Jurgens Park

iii. Stoneridge Park

3. 1-5 to Martinazzi

iv. Saum Creek Greenway

1. Atfalati Park to Sagert Street

2. Centex to Sequoia Ridge

v. 1-5 Bicycle Park

c. *Park Improvements*

i. Ibach Park

ii. Jurgens Park

iii. Stoneridge Park

d. *Bridge alternatives*

i. 108th Avenue

Atfalati Park Lower Sports Field - Bid List

Sand Base Fields adjacent the tennis courts - 1-U8 and 1-U14 soccer fields		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 25,000.00	\$ 25,000
2	Erosion Control, complete in place	1	LS	\$ 10,000.00	\$ 10,000
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 3,000.00	\$ 3,000
III) Site Preparation/Demolition					
1	Miscellaneous	1	LS	\$ 5,000.00	\$ 5,000
IV) Earthwork					
1	Grading, complete in place	53,200	SF	\$ 0.25	\$ 13,300
2	Export surplus soil (6" striping)	1,150	CY	\$ 20.00	\$ 23,000
3	Import and Place Sand (53,200 sf @ 1'), complete in place	2,270	CY	\$ 20.00	\$ 45,400
V) Paving					
1	Repair damaged paving, complete in place	1	LS	\$ 2,500.00	\$ 2,500
VI) Geotextile Material					
1	Geotextile Material, complete in place	53,200	SF	\$ 0.25	\$ 13,300
VII) Concrete work					
1	Concrete paving, complete in place	1,000	SF	\$ 7.50	\$ 7,500
VIII) General Utilities					
1	Subdrainage, complete in place	53,200	SF	\$ 0.30	\$ 15,960
X) Site Furnishings					
1	Trash Receptacle, complete in place	2	EA	\$ 500.00	\$ 1,000
2	Soccer Goals, complete in place	2	EA	\$ 5,000.00	\$ 10,000
XI) Irrigation					
1	Irrigation, complete in place	53,200	SF	\$ 1.00	\$ 53,200
XII) Landscape					
1	Fine grade/soil preparation, complete in place	53,200	SF	\$ 0.25	\$ 13,300
2	Seeding, complete in place	53,200	SF	\$ 0.15	\$ 7,980
3	Landscape Maintenance	1	LS	\$ 5,000.00	\$ 5,000
SubTotal Construction Cost					\$ 254,440

Atfalati Park Lower Sports Field - Bid List

Sand Base Fields adjacent the tennis courts - 1-U8 and 1-U14 soccer fields		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
Subtotal Construction Cost					\$ 254,440
Contractor Overhead and Profit 20%	0.2			\$ 50,888.00	\$ 305,328.00
Contingency 20%	0.2			\$ 61,065.60	\$ 366,393.60
TOTAL CONSTRUCTION COST					\$ 366,393.60

Project Soft Costs					
Design Fees (+-15% of construction cost)	1	LS	\$ 55,000.00	\$ 55,000.00	
Surveying	1	LS	\$ 2,500.00	\$ 2,500.00	
Testing	1	LS	\$ 2,500.00	\$ 2,500.00	
Permits	1	LS	\$ 2,500.00	\$ 2,500.00	
City Staff Time	1	LS	\$ 5,000.00	\$ 5,000.00	
				\$ -	
SUBTOTAL PROJECT COST					\$ 433,893.60
Inflation (5%/year - 2 years)	1	LS	\$ 43,389	\$ 477,282.96	
TOTAL PROJECT COST					\$ 477,282.96

Ibach Park Field Renovation - Bid List

Sand Base Field reonvation - Full size soccer/lacrosse field		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 40,000.00	\$ 40,000
2	Erosion Control, complete in place	1	LS	\$ 10,000.00	\$ 10,000
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 2,000.00	\$ 2,000
III) Site Preparation/Demolition					
1	Miscellaneous	1	LS	\$ 5,000.00	\$ 5,000
IV) Earthwork					
1	Grading, complete in place	104,000	SF	\$ 0.25	\$ 26,000
2	Export suplus soil (6" striping)	2,220	CY	\$ 20.00	\$ 44,400
3	Import and Place Sand (104,000 sf @ 1'), complete in place	4,430	CY	\$ 20.00	\$ 88,600
V) Asphalt Paving					
1	Repair damaged asphalt paving, complete in place	1	LS	\$ 2,500.00	\$ 2,500
VI) Geotextile Material					
1	Geotextile Material, complete in place	104,000	SF	\$ 0.25	\$ 26,000
VII) Concrete work					
1	Concrete paving repair, complete in place	1,000	SF	\$ 7.50	\$ 7,500
VIII) General Utilities					
1	Subdrainage, complete in place	104,000	SF	\$ 0.30	\$ 31,200
IX) Irrigation					
1	Irrigation renovation, complete in place	104,000	SF	\$ 1.00	\$ 104,000
X) Landscape					
1	Fine grade/soil preparation, complete in place	104,000	SF	\$ 0.25	\$ 26,000
2	Seeding, complete in place	104,000	SF	\$ 0.15	\$ 15,600
3	Landscape Maintenance	1	LS	\$ 5,000.00	\$ 5,000
SubTotal Construction Cost					\$ 433,800

Ibach Park Field Renovation - Bid List

Sand Base Field reonvation - Full size soccer/lacrosse field	QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
Subtotal Construction Cost				\$ 433,800
Contractor Overhead and Profit 20%	0.2		\$ 86,760.00	\$ 520,560.00
Contingency 20%	0.2		\$ 104,112.00	\$ 624,672.00
TOTAL CONSTRUCTION COST				\$ 624,672.00

Project Soft Costs					
Design Fees (+-15% of construction cost)	1	LS	\$ 94,000.00	\$	94,000.00
Surveying	1	LS	\$ 5,000.00	\$	5,000.00
Testing	1	LS	\$ 2,500.00	\$	2,500.00
Permits	1	LS	\$ 2,500.00	\$	2,500.00
City Staff Time	1	LS	\$ 5,000.00	\$	5,000.00
				\$	-
SUBTOTAL PROJECT COST				\$	733,672.00
Inflation (5%/year - 2 years)	1	LS	\$ 73,367	\$	807,039.20
TOTAL PROJECT COST				\$	807,039.20

Bridgeport Elementary School Renovation 1 - Bid List

Sand Base fields - 2-school youth baseball fields, 2-U9, 1-U14 fields.		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 80,000.00	\$ 80,000
2	Erosion Control, complete in place	1	LS	\$ 5,000.00	\$ 5,000
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 2,000.00	\$ 2,000
III) Site Preparation/Demolition					
1	Miscellaneous	1	LS	\$ 5,000.00	\$ 5,000
IV) Earthwork					
1	Grading, complete in place	178,000	SF	\$ 0.25	\$ 44,500
2	Export surplus soil (6" striping)	3,800	CY	\$ 20.00	\$ 76,000
3	Import and Place Sand (178,000 sf @ 1'), complete in place	7,600	CY	\$ 20.00	\$ 152,000
4	Infield Blend, complete in place	20,000	SF	\$ 1.50	\$ 30,000
V) Asphalt Paving					
1	Repair damaged asphalt paving, complete in place	1	LS	\$ 2,500.00	\$ 2,500
VI) Geotextile Material					
1	Geotextile Material, complete in place	178,000	SF	\$ 0.25	\$ 44,500
VII) Concrete work					
3	Concrete paving, complete in place	1,900	SF	\$ 7.50	\$ 14,250
VIII) General Utilities					
2	Subdrainage, complete in place	178,000	SF	\$ 0.30	\$ 53,400
3	Water Line for Drinking Fountain, complete in place	1	LS	\$ 5,000.00	\$ 5,000
4	Drain System for Drinking Fountain, Complete in place	1	LS	\$ 5,000.00	\$ 5,000
IX) Fencing (2 - school youth field)					
1	42" - Chain Link (black) Fence, complete in place	480	LF	\$ 20.00	\$ 9,600
2	10' - Chain link (black) Fence, complete in place	280	LF	\$ 42.00	\$ 11,760
3	Backstop (black) w/overhang and wings, complete in place	2	EA	\$ 18,000.00	\$ 36,000
4	Dugout (10' high-black) & 2- 4' gates (80'), complete in place	4	EA	\$ 5,500.00	\$ 22,000

Bridgeport Elementary School Renovation 1 - Bid List

Sand Base fields - 2-school youth baseball fields, 2-U9, 1-U14 fields.		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
X) Site Furnishings					
1	Trash Receptacle, complete in place	4	EA	\$ 800.00	\$ 3,200
2	Benches, complete in place	4	EA	\$ 1,500.00	\$ 6,000
3	Drinking fountain	1	EA	\$ 4,000.00	\$ 4,000
4	Soccer Goals, complete in place	2	EA	\$ 5,000.00	\$ 10,000
5	Bleachers (3 row 15 feet)	4	EA	\$ 5,000.00	\$ 20,000
XI) Irrigation					
2	Irrigation, complete in place	178,000	SF	\$ 1.00	\$ 178,000
XII) Landscape					
1	Fine grade/soil preparation, complete in place	178,000	SF	\$ 0.25	\$ 44,500
2	Seeding, complete in place	178,000	SF	\$ 0.15	\$ 26,700
8	Landscape Maintenance	1	LS	\$ 5,000.00	\$ 5,000
SubTotal Construction Cost					\$ 895,910

Subtotal Construction Cost				\$	895,910
	Contractor Overhead and Profit 20%	0.2		\$ 179,182.00	\$ 1,075,092.00
	Contingency 20%	0.2		\$ 215,018.40	\$ 1,290,110.40
TOTAL CONSTRUCTION COST					\$ 1,290,110.40

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 195,000.00	\$ 195,000.00
	Surveying	1	LS	\$ 10,000.00	\$ 10,000.00
	Testing	1	LS	\$ 2,500.00	\$ 2,500.00
	Permits	1	LS	\$ 5,000.00	\$ 5,000.00
	City Staff Time	1	LS	\$ 5,000.00	\$ 5,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 1,507,610.40
	Inflation (5%/year - 2 years)	1	LS	\$ 150,761	\$ 1,658,371.44
TOTAL PROJECT COST					\$ 1,658,371.44

Bridgeport Elementary School Field Renovations 2 - Bid List

Sand Based Fields - 2-school youth baseball, 1-adult softball, 1-U14, 1-U10, 1-U9, 1-U14 narrow soccer fields with new paths & additional 30 parking spaces					QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements								
1	Mobilization	1	LS	\$ 90,000.00				\$ 90,000
2	Erosion Control, complete in place	1	LS	\$ 5,000.00				\$ 5,000
II) Clearing and Grubbing								
1	Clearing and Grubbing, complete in place	1	LS	\$ 2,000.00				\$ 2,000
III) Site Preparation/Demolition								
1	Miscellaneous	1	LS	\$ 5,000.00				\$ 5,000
IV) Earthwork								
1	Grading, complete in place	190,400	SF	\$ 0.25				\$ 47,600
2	Export surplus soil (6" striping)	4,080	CY	\$ 20.00				\$ 81,600
3	Import and Place Sand (190,400 sf @ 1'), complete in place	8,100	CY	\$ 20.00				\$ 162,000
4	Infield Blend, complete in place	20,000	SF	\$ 1.50				\$ 30,000
V) Asphalt Paving								
1	Repair damaged asphalt paving, complete in place	1	LS	\$ 2,500.00				\$ 2,500
2	Asphalt Paving, complete in place	6,000	SF	\$ 2.50				\$ 15,000
VI) Geotextile Material								
1	Geotextile Material, complete in place	190,400	SF	\$ 0.25				\$ 47,600
VII) Concrete work								
1	Concrete paving, complete in place	4,000	SF	\$ 7.50				\$ 30,000
2	Concrete Curb, complete in place	450	LF	\$ 20.00				\$ 9,000
VIII) General Utilities								
1	Subdrainage, complete in place	190,400	SF	\$ 0.30				\$ 57,120
2	Water Line for Drinking Fountain, complete in place	1	LS	\$ 5,000.00				\$ 5,000
3	Drain System for Drinking Fountain, Complete in place	1	LS	\$ 5,000.00				\$ 5,000
IX) Fencing (2- school youth field)								
1	42" - Chain Link (black) Fence, complete in place	480	LF	\$ 20.00				\$ 9,600
2	10' - Chain link (black) Fence, complete in place	280	LF	\$ 42.00				\$ 11,760
3	Backstop (black) w/overhang and wings, complete in place	2	EA	\$ 18,000.00				\$ 36,000
4	Dugout (10' high-black) & 2- 4' gates (80'), complete in place	4	EA	\$ 5,500.00				\$ 22,000

Bridgeport Elementary School Field Renovations 2 - Bid List

Sand Based Fields - 2-school youth baseball, 1-adult softball, 1-U14, 1-U10, 1-U9, 1-U14 narrow soccer fields with new paths & additional 30 parking spaces	QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
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X) Site Furnishings					
1	Trash Receptacle, complete in place	4	EA	\$ 800.00	\$ 3,200
2	Benches, complete in place	4	EA	\$ 1,500.00	\$ 6,000
3	Drinking fountain	1	EA	\$ 4,000.00	\$ 4,000
4	Soccer Goals, complete in place	2	EA	\$ 5,000.00	\$ 10,000
5	Bleachers (3 row 15 feet)	4	EA	\$ 5,000.00	\$ 20,000
XI) Irrigation					
2	Irrigation, complete in place	190,400	SF	\$ 1.00	\$ 190,400
XII) Landscape					
1	Fine grade/soil preparation, complete in place	190,400	SF	\$ 0.25	\$ 47,600
2	Seeding, complete in place	190,400	SF	\$ 0.15	\$ 28,560
3	Landscape Maintenance	1	LS	\$ 5,000.00	\$ 5,000
SubTotal Construction Cost					\$ 988,540

Subtotal Construction Cost					\$ 988,540
	Contractor Overhead and Profit 20%	0.2		\$ 197,708.00	\$ 1,186,248.00
	Contingency 20%	0.2		\$ 237,249.60	\$ 1,423,497.60
TOTAL CONSTRUCTION COST					\$ 1,423,497.60

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 215,000.00	\$ 215,000.00
	Surveying	1	LS	\$ 10,000.00	\$ 10,000.00
	Testing	1	LS	\$ 2,500.00	\$ 2,500.00
	Permits	1	LS	\$ 5,000.00	\$ 5,000.00
	City Staff Time	1	LS	\$ 5,000.00	\$ 5,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 1,660,997.60
	Inflation (5%/year - 2 years)	1	LS	\$ 166,100	\$ 1,827,097.36
TOTAL PROJECT COST					\$ 1,827,097.36

Sports Field Complex - Draft Cost Estimate

Sand Base Fields - 4 youth baseball or 2-adult softball,		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 280,000.00	\$ 280,000
2	Erosion Control, complete in place	1	LS	\$ 10,000.00	\$ 10,000
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 3,000.00	\$ 3,000
III) Site Preparation/Demolition					
1	Miscellaneous	1	LS	\$ 5,000.00	\$ 5,000
IV) Earthwork					
1	Grading, complete in place	435,600	SF	\$ 0.25	\$ 108,900
2	Export surplus soil (6" striping)	9,500	CY	\$ 20.00	\$ 190,000
3	Import and Place Sand (275,000 sf @ 1'), complete in place	12,000	CY	\$ 20.00	\$ 240,000
4	Infield Blend, complete in place	40,000	SF	\$ 1.50	\$ 60,000
V) Paving					
1	Repair damaged paving, complete in place	1	LS	\$ 2,500.00	\$ 2,500
2	Asphalt Paving, complete in place	72000	SF	\$ 2.50	\$ 180,000
VI) Geotextile Material					
1	Geotextile Material, complete in place	27,500	SF	\$ 0.25	\$ 6,875
VII) Concrete work					
1	Concrete paving, complete in place	22,800	SF	\$ 7.50	\$ 171,000
2	Concrete Curb, complete in place	4,000	LF	\$ 20.00	\$ 80,000
VIII) General Utilities					
1	Subdrainage, complete in place	435,600	SF	\$ 0.30	\$ 130,680
2	Drinking Fountains, complete in place	4	EA	\$ 7,500.00	\$ 30,000
IX) Site Furnishings					
1	Trash Receptacle, complete in place	4	EA	\$ 500.00	\$ 2,000
2	Soccer Goals, complete in place	4	EA	\$ 5,000.00	\$ 20,000
X) Irrigation					
1	Irrigation, complete in place	435,600	SF	\$ 1.00	\$ 435,600
XI) Landscape					
1	Fine grade/soil preparation, complete in place	435,600	SF	\$ 0.25	\$ 108,900
2	Seeding, complete in place	400,000	SF	\$ 0.15	\$ 60,000
XII) Fencing					
1	42" - Chain Link (black) Fence, complete in place	960	LF	\$ 20.00	\$ 19,200
2	10' - Chain link (black) Fence, complete in place	760	LF	\$ 42.00	\$ 31,920
3	Backstop (black) w/overhang and wings, complete in place	4	EA	\$ 18,000.00	\$ 72,000
4	Dugout (10' high-black) & 2- 4' gates (80'), complete in place	8	EA	\$ 5,500.00	\$ 44,000
XIII) Structures					
1	Restroom/Concession Building	1	EA	\$ 350,000.00	\$ 350,000
XIV) Lighting					
1	Sports lighting for fields	1	EA	\$ 500,000.00	\$ 500,000
SubTotal Construction Cost					\$ 3,141,575

Subtotal Construction Cost				\$ 3,141,575
Contractor Overhead and Profit 20%	0.2		\$ 628,315.00	\$ 3,769,890.00
Contingency 20%	0.2		\$ 753,978.00	\$ 4,523,868.00
TOTAL CONSTRUCTION COST				\$ 4,523,868

Project Soft Costs				
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	Design Fees (+-15% of construction cost)	1	LS	\$ 678,500.00	\$ 678,500.00
	Surveying	1	LS	\$ 10,000.00	\$ 10,000.00
	Testing	1	LS	\$ 10,000.00	\$ 10,000.00
	Permits	1	LS	\$ 50,000.00	\$ 50,000.00
					\$ -
	Purchase Property	11	Acre	\$ 500,000.00	\$ 5,500,000.00
SUBTOTAL PROJECT COST					\$ 10,772,368
	Inflation (5%/year - 2 years)	1	LS	\$ 1,077,237	\$ 11,849,604.80
TOTAL PROJECT COST					\$ 11,849,605

Segment #4 - Community Park to Jurgens Park Trail - Bid List

Tualatin Greenway Trail - Community Park to Jurgens Park		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 38,450.00	\$ 38,450
2	Tree Protection	1	LS	\$ 2,500.00	\$ 2,500
3	Erosion Control	4000	LF	\$ 5.00	\$ 20,000
II) Site Preparation					
1	Clearing and Grubbing (average 20' wide)	40000	SF	\$ 0.25	\$ 10,000
2	Demolition Misc., complete in place	1	LS	\$ 2,500.00	\$ 2,500
III) Earthwork					
1	Excavation and grading	1	LS	\$ 36,000.00	\$ 36,000
2	Import Structural Fill with Geotextile (1' deep)	1200	CY	\$ 30.00	\$ 36,000
IV) Subdrainage					
1	Subdrainage (6" dia PVC - average 50' OC), complete in place	600	LF	\$ 15.00	\$ 9,000
V) Plantings					
1	Preparation & Seeding (10' wide), complete in place	2000	LF	\$ 5.00	\$ 10,000
2	Mitigation plantings (replacement), complete in place	28000	SF	\$ 1.50	\$ 42,000
VI) Paving					
1	Concrete Path (10' wide), complete in place	2,000	LF	\$ 100.00	\$ 200,000
VII) Site Furniture					
1	Benches, complete in place	2	EA	\$ 1,500.00	\$ 3,000
VIII) Signs					
1	Basic Tualatin Trail Signs, complete in place	2	EA	\$ 2,000.00	\$ 4,000
2	Plastic Bag Stations, complete in place	2	EA	\$ 1,000.00	\$ 2,000
3	Interpretives, complete in place	1	EA	\$ 7,500.00	\$ 7,500
Subtotal Construction Cost					\$ 422,950

Subtotal Construction Cost				\$	422,950
	Contractor Overhead and Profit 20%	0.2		\$ 84,590.00	\$ 507,540.00
	Contingency 20%	0.2		\$ 101,508.00	\$ 609,048.00
TOTAL CONSTRUCTION COST				\$	609,048

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 91,500.00	\$ 91,500.00
	Surveying	1	LS	\$ 10,000.00	\$ 10,000.00
	Testing	1	LS	\$ 5,000.00	\$ 5,000.00
	Permits	1	LS	\$ 10,000.00	\$ 10,000.00
	City Staff Time	1	LS	\$ 5,000.00	\$ 5,000.00

Segment #4 - Community Park to Jurgens Park Trail - Bid List				
Tualatin Greenway Trail - Community Park to Jurgens Park	QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
				\$ -
SUBTOTAL PROJECT COST				\$ 730,548
Inflation (5%/year - 2 years)	1	LS	\$ 73,055	\$ 803,602.80
TOTAL PROJECT COST				\$ 803,603

Segment #6 - Highway 99 West to UGB Trail - Bid List

Tualatin Greenway Trail - Highway 99 West to UGB Trail		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 186,500.00	\$ 186,500
2	Tree Protection	1	LS	\$ 10,000.00	\$ 10,000
3	Erosion Control	9800	LF	\$ 5.00	\$ 49,000
II) Site Preparation					
1	Clearing and Grubbing (average 20' wide)	98000	SF	\$ 0.25	\$ 24,500
2	Demolition Misc., complete in place	1	LS	\$ 2,500.00	\$ 2,500
III) Earthwork					
1	Excavation and grading	1	LS	\$ 94,000.00	\$ 94,000
2	Import Structural Fill with Geotextile (1' deep)	2900	CY	\$ 30.00	\$ 87,000
IV) Subdrainage					
1	Subdrainage (6" dia PVC - average 50' OC), complete in place	1470	LF	\$ 15.00	\$ 22,050
V) Plantings					
1	Preparation & Seeding (10' wide), complete in place	4900	LF	\$ 5.00	\$ 24,500
2	Mitigation plantings (replacement), complete in place	98000	SF	\$ 1.50	\$ 147,000
VI) Paving					
1	Concrete Path (10' wide), complete in place	4,900	LF	\$ 100.00	\$ 490,000
VII) Railing and Fencing					
1	42" High Black Chain Link Fence	2,600	LF	\$ 25.00	\$ 65,000
VIII) Bridges and Boardwalks					
1	Bridge (10' wide), complete in place	100	LF	\$ 2,500.00	\$ 250,000
IX) Site Furniture					
1	Benches, complete in place	4	EA	\$ 1,500.00	\$ 6,000
2	Trash Receptacles, complete in place	2	EA	\$ 800.00	\$ 1,600
3	Bike Racks, complete in place	1	EA	\$ 1,500.00	\$ 1,500
X) Signs					
1	Basic Tualatin Trail Signs, complete in place	2	EA	\$ 2,000.00	\$ 4,000
2	Plastic Bag Stations, complete in place	2	EA	\$ 1,000.00	\$ 2,000
3	Interpretives, complete in place	2	EA	\$ 7,500.00	\$ 15,000
Subtotal Construction Cost					\$ 1,482,150

Subtotal Construction Cost				\$ 1,482,150
	Contractor Overhead and Profit 20%	0.2		\$ 296,430.00
	Contingency 20%	0.2		\$ 355,716.00
TOTAL CONSTRUCTION COST				\$ 2,134,296

Project Soft Costs	
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Segment #6 - Highway 99 West to UGB Trail - Bid List

Tualatin Greenway Trail - Highway 99 West to UGB Trail		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
	Design Fees (+-15% of construction cost)	1	LS	\$ 320,000.00	\$ 320,000.00
	Surveying	1	LS	\$ 20,000.00	\$ 20,000.00
	Testing	1	LS	\$ 5,000.00	\$ 5,000.00
	Permits	1	LS	\$ 10,000.00	\$ 10,000.00
	City Staff Time	1	LS	\$ 10,000.00	\$ 10,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 2,499,296
	Inflation (5%/year - 2 years)	1	LS	\$ 249,930	\$ 2,749,225.60
TOTAL PROJECT COST					\$ 2,749,226

Segment #7 - 105th East to Ibach Trail - Bid List

Hedges Creek Greenway Trail - 105th East to Ibach Trail		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 167,000.00	\$ 167,000
2	Tree Protection	1	LS	\$ 10,000.00	\$ 10,000
3	Erosion Control	2000	LF	\$ 5.00	\$ 10,000
II) Site Preparation					
1	Clearing and Grubbing (average 20' wide)	10000	SF	\$ 0.25	\$ 2,500
2	Demolition Misc., complete in place	1	LS	\$ 5,000.00	\$ 5,000
III) Plantings					
1	Preparation & Seeding (10' wide), complete in place	1400	LF	\$ 5.00	\$ 7,000
2	Mitigation plantings (replacement), complete in place	10000	SF	\$ 1.50	\$ 15,000
IV) Bridges and Boardwalks					
1	Bridge (10' wide), complete in place	100	LF	\$ 2,500.00	\$ 250,000
2	Boardwalk with Rails (10' wide), complete in place	900	LF	\$ 1,500.00	\$ 1,350,000
V) Site Furniture					
1	Benches, complete in place	2	EA	\$ 1,500.00	\$ 3,000
2	Trash Receptacles, complete in place	1	EA	\$ 800.00	\$ 800
VI) Signs					
1	Basic Tualatin Trail Signs, complete in place	2	EA	\$ 2,000.00	\$ 4,000
2	Plastic Bag Stations, complete in place	2	EA	\$ 1,000.00	\$ 2,000
3	Interpretives, complete in place	1	EA	\$ 7,500.00	\$ 7,500
Subtotal Construction Cost					\$ 1,833,800

Subtotal Construction Cost				\$	1,833,800
	Contractor Overhead and Profit 20%	0.2		\$ 366,760.00	\$ 2,200,560.00
	Contingency 20%	0.2		\$ 440,112.00	\$ 2,640,672.00
TOTAL CONSTRUCTION COST				\$	2,640,672

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 396,000.00	\$ 396,000.00
	Surveying	1	LS	\$ 10,000.00	\$ 10,000.00
	Testing	1	LS	\$ 5,000.00	\$ 5,000.00
	Permits	1	LS	\$ 10,000.00	\$ 10,000.00
	City Staff Time	1	LS	\$ 5,000.00	\$ 5,000.00
					\$ -
SUBTOTAL PROJECT COST				\$	3,066,672
	Inflation (5%/year - 2 years)	1	LS	\$ 306,667	\$ 3,373,339.20

Segment #7 - 105th East to Ibach Trail - Bid List				
Hedges Creek Greenway Trail - 105th East to Ibach Trail	QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
TOTAL PROJECT COST			\$	3,373,339

Segment #8 - 65th to W. Orchard Hills Apartments' @ Sagert Trail - Bid List					
Nyberg Creek Greenway Trail - 65th to West Edge of the Orchard Hills Apartments		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 61,000.00	\$ 61,000
2	Tree Protection	1	LS	\$ 5,000.00	\$ 5,000
3	Erosion Control	6800	LF	\$ 5.00	\$ 34,000
II) Site Preparation					
1	Clearing and Grubbing (average 20' wide)	68000	SF	\$ 0.25	\$ 17,000
2	Demolition Misc., complete in place	1	LS	\$ 2,500.00	\$ 2,500
III) Earthwork					
1	Excavation and grading	1	LS	\$ 66,000.00	\$ 66,000
2	Import Structural Fill with Geotextile (1' deep)	2000	CY	\$ 30.00	\$ 60,000
IV) Subdrainage					
1	Subdrainage (6" dia PVC - average 50' OC), complete in place	1020	LF	\$ 15.00	\$ 15,300
V) Plantings					
1	Preparation & Seeding (10' wide), complete in place	3400	LF	\$ 5.00	\$ 17,000
2	Mitigation plantings (replacement), complete in place	16000	SF	\$ 1.50	\$ 24,000
VI) Paving					
1	Concrete Path (10' wide), complete in place	3,400	LF	\$ 100.00	\$ 340,000
VII) Site Furniture					
1	Benches, complete in place	2	EA	\$ 1,500.00	\$ 3,000
2	Trash Receptacles, complete in place	2	EA	\$ 800.00	\$ 1,600
3	Bike Racks, complete in place	1	EA	\$ 1,500.00	\$ 1,500
VIII) Signs					
1	Basic Tualatin Trail Signs, complete in place	2	EA	\$ 2,000.00	\$ 4,000
2	Plastic Bag Stations, complete in place	2	EA	\$ 1,000.00	\$ 2,000
3	Interpretives, complete in place	2	EA	\$ 7,500.00	\$ 15,000
Subtotal Construction Cost					\$ 668,900

Subtotal Construction Cost				\$	668,900
	Contractor Overhead and Profit 20%	0.2		\$ 133,780.00	\$ 802,680.00
	Contingency 20%	0.2		\$ 160,536.00	\$ 963,216.00
TOTAL CONSTRUCTION COST				\$	963,216

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 145,000.00	\$ 145,000.00
	Surveying	1	LS	\$ 10,000.00	\$ 10,000.00
	Testing	1	LS	\$ 5,000.00	\$ 5,000.00

Segment #8 - 65th to W. Orchard Hills Apartments' @ Sagert Trail - Bid List					
Nyberg Creek Greenway Trail - 65th to West Edge of the Orchard Hills Apartments		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
	Permits	1	LS	\$ 10,000.00	\$ 10,000.00
	City Staff Time	1	LS	\$ 5,000.00	\$ 5,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 1,138,216
	Inflation (5%/year - 2 years)	1	LS	\$ 113,822	\$ 1,252,037.60
TOTAL PROJECT COST					\$ 1,252,038

Segment #9 - West Orchard Hill Apartments to I-5 Trail - Bid List

Nyberg Creek Greenway Trail - West Edge of Orchard Hills Apartments to I-5 Trail		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 240,000.00	\$ 240,000
2	Erosion Control	2000	LF	\$ 5.00	\$ 10,000
II) Site Preparation					
1	Clearing and Grubbing (average 20' wide)	24000	SF	\$ 0.25	\$ 6,000
2	Demolition Misc., complete in place	1	LS	\$ 2,500.00	\$ 2,500
III) Earthwork					
1	Excavation and grading	1	LS	\$ 10,000.00	\$ 10,000
2	Import Structural Fill with Geotextile (1' deep)	100	CY	\$ 30.00	\$ 3,000
IV) Subdrainage					
1	Subdrainage (6" dia PVC - average 50' OC), complete in place	100	LF	\$ 15.00	\$ 1,500
V) Plantings					
1	Preparation & Seeding (10' wide), complete in place	1200	LF	\$ 5.00	\$ 6,000
2	Mitigation plantings (replacement), complete in place	12000	SF	\$ 1.50	\$ 18,000
VI) Paving					
1	Concrete Path (10' wide), complete in place	100	LF	\$ 100.00	\$ 10,000
VII) Bridges and Boardwalks					
1	Bridge (10' wide), complete in place	200	LF	\$ 2,500.00	\$ 500,000
2	Boardwalk with Rails (10' wide), complete in place	1200	LF	\$ 1,500.00	\$ 1,800,000
VIII) Site Furniture					
1	Benches, complete in place	2	EA	\$ 1,500.00	\$ 3,000
2	Trash Receptacles, complete in place	2	EA	\$ 800.00	\$ 1,600
IX) Signs					
1	Basic Tualatin Trail Signs, complete in place	2	EA	\$ 2,000.00	\$ 4,000
2	Plastic Bag Stations, complete in place	1	EA	\$ 1,000.00	\$ 1,000
3	Interpretives, complete in place	2	EA	\$ 7,500.00	\$ 15,000
Subtotal Construction Cost					\$ 2,631,600

Subtotal Construction Cost				\$ 2,631,600
	Contractor Overhead and Profit 20%	0.2		\$ 526,320.00
	Contingency 20%	0.2		\$ 631,584.00
TOTAL CONSTRUCTION COST				\$ 3,789,504

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 560,000.00	\$ 560,000.00
	Surveying	1	LS	\$ 10,000.00	\$ 10,000.00

Segment #9 - West Orchard Hill Apartments to I-5 Trail - Bid List

Nyberg Creek Greenway Trail - West Edge of Orchard Hills Apartments to I-5 Trail		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
	Testing	1	LS	\$ 5,000.00	\$ 5,000.00
	Permits	1	LS	\$ 10,000.00	\$ 10,000.00
	City Staff Time	1	LS	\$ 10,000.00	\$ 10,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 4,384,504
	Inflation (5%/year - 2 years)	1	LS	\$ 438,450	\$ 4,822,954.40
TOTAL PROJECT COST					\$ 4,822,954

Segment #10 - I-5 to Martinazzi Avenue Trail - Bid List

Nyberg Creek Greenway - I-5 to Martinazzi Avenue Trail		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 312,000.00	\$ 312,000
2	Tree Protection	1	LS	\$ 2,500.00	\$ 2,500
3	Erosion Control	400	LF	\$ 5.00	\$ 2,000
II) Site Preparation					
1	Clearing and Grubbing (average 20' wide)	40000	SF	\$ 0.25	\$ 10,000
2	Demolition Misc., complete in place	1	LS	\$ 2,500.00	\$ 2,500
III) Earthwork					
1	Excavation and grading	1	LS	\$ 5,000.00	\$ 5,000
2	Import Structural Fill with Geotextile (1' deep)	115	CY	\$ 30.00	\$ 3,450
IV) Subdrainage					
1	Subdrainage (6" dia PVC - average 50' OC), complete in place	60	LF	\$ 15.00	\$ 900
V) Plantings					
1	Preparation & Seeding (10' wide), complete in place	2000	LF	\$ 5.00	\$ 10,000
2	Mitigation plantings (replacement), complete in place	20000	SF	\$ 1.50	\$ 30,000
VI) Paving					
1	Concrete Path (10' wide), complete in place	200	LF	\$ 100.00	\$ 20,000
VII) Bridges and Boardwalks					
1	Boardwalk with Rails (10' wide), complete in place	2000	LF	\$ 1,500.00	\$ 3,000,000
VIII) Site Furniture					
1	Benches, complete in place	2	EA	\$ 1,500.00	\$ 3,000
2	Trash Receptacles, complete in place	2	EA	\$ 800.00	\$ 1,600
3	Bike Racks, complete in place	1	EA	\$ 1,500.00	\$ 1,500
IX) Signs					
1	Basic Tualatin Trail Signs, complete in place	2	EA	\$ 2,000.00	\$ 4,000
2	Plastic Bag Stations, complete in place	2	EA	\$ 1,000.00	\$ 2,000
3	Interpretives, complete in place	3	EA	\$ 7,500.00	\$ 22,500
Subtotal Construction Cost					\$ 3,432,950

Subtotal Construction Cost				\$	3,432,950
	Contractor Overhead and Profit 20%	0.2		\$ 686,590.00	\$ 4,119,540.00
	Contingency 20%	0.2		\$ 823,908.00	\$ 4,943,448.00
TOTAL CONSTRUCTION COST				\$	4,943,448

Project Soft Costs					
	Design Fees (+15% of construction cost)	1	LS	\$ 740,000.00	\$ 740,000.00

Segment #10 - I-5 to Martinazzi Avenue Trail - Bid List

Nyberg Creek Greenway - I-5 to Martinazzi Avenue Trail		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
	Surveying	1	LS	\$ 15,000.00	\$ 15,000.00
	Testing	1	LS	\$ 5,000.00	\$ 5,000.00
	Permits	1	LS	\$ 10,000.00	\$ 10,000.00
	City Staff Time	1	LS	\$ 10,000.00	\$ 10,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 5,723,448
	Inflation (5%/year - 2 years)	1	LS	\$ 572,345	\$ 6,295,792.80
TOTAL PROJECT COST					\$ 6,295,793

Segment #11 - Centex to Sequoia Ridge Trail - Bid List

Saum Creek Greenway Trail - Centex to Sequoia Ridge Trail		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 36,700.00	\$ 36,700
2	Tree Protection	1	LS	\$ 5,000.00	\$ 5,000
3	Erosion Control	2000	LF	\$ 5.00	\$ 10,000
II) Site Preparation					
1	Clearing and Grubbing (average 20' wide)	15000	SF	\$ 0.25	\$ 3,750
2	Demolition Misc., complete in place	1	LS	\$ 2,500.00	\$ 2,500
III) Earthwork					
1	Excavation and grading	1	LS	\$ 9,000.00	\$ 9,000
2	Import Structural Fill with Geotextile (1' deep)	250	CY	\$ 30.00	\$ 7,500
IV) Subdrainage					
1	Subdrainage (6" dia PVC - average 50' OC), complete in place	180	LF	\$ 15.00	\$ 2,700
V) Plantings					
1	Preparation & Seeding (10' wide), complete in place	1000	LF	\$ 5.00	\$ 5,000
2	Mitigation plantings (replacement), complete in place	6000	SF	\$ 1.50	\$ 9,000
VI) Paving					
1	Crushed Rock Path (6' wide), complete in place	600	LF	\$ 10.00	\$ 6,000
VII) Bridges and Boardwalks					
1	Boardwalk w/o Rails (6' wide), complete in place	400	LF	\$ 720.00	\$ 288,000
VIII) Site Furniture					
1	Benches, complete in place	2	EA	\$ 1,500.00	\$ 3,000
2	Trash Receptacles, complete in place	2	EA	\$ 800.00	\$ 1,600
IX) Signs					
1	Basic Tualatin Trail Signs, complete in place	2	EA	\$ 2,000.00	\$ 4,000
2	Plastic Bag Stations, complete in place	2	EA	\$ 1,000.00	\$ 2,000
3	Interpretives, complete in place	1	EA	\$ 7,500.00	\$ 7,500
Subtotal Construction Cost					\$ 403,250

Subtotal Construction Cost				\$	403,250
	Contractor Overhead and Profit 20%	0.2		\$ 80,650.00	\$ 483,900.00
	Contingency 20%	0.2		\$ 96,780.00	\$ 580,680.00
TOTAL CONSTRUCTION COST				\$	580,680

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 87,000.00	\$ 87,000.00

Segment #11 - Centex to Sequoia Ridge Trail - Bid List

Saum Creek Greenway Trail - Centex to Sequoia Ridge Trail		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
	Surveying	1	LS	\$ 5,000.00	\$ 5,000.00
	Testing	1	LS	\$ 5,000.00	\$ 5,000.00
	Permits	1	LS	\$ 5,000.00	\$ 5,000.00
	City Staff Time	1	LS	\$ 5,000.00	\$ 5,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 687,680
	Inflation (5%/year - 2 years)	1	LS	\$ 68,768	\$ 756,448.00
TOTAL PROJECT COST					\$ 756,448

Segment #12 - Atfalati Park to Sagert Steet (via I-205) Trail - Bid List

Saum Creek Greeway Trail - Atfalati Park to Sagert Steet (via I-205) w/ connection to Deleware Circle, Street and 69th Avenue Trail - Bid List		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 221,500.00	\$ 221,500
2	Tree Protection	1	LS	\$ 10,000.00	\$ 10,000
3	Erosion Control	6400	LF	\$ 5.00	\$ 32,000
II) Site Preparation					
1	Clearing and Grubbing (average 20' wide)	88000	SF	\$ 0.25	\$ 22,000
2	Demolition Misc., complete in place	1	LS	\$ 2,500.00	\$ 2,500
III) Earthwork					
1	Excavation and grading	1	LS	\$ 42,000.00	\$ 42,000
2	Import Structural Fill with Geotextile (1' deep)	1350	CY	\$ 30.00	\$ 40,500
IV) Subdrainage					
1	Subdrainage (6" dia PVC - average 50' OC), complete in place	960	LF	\$ 15.00	\$ 14,400
V) Plantings					
1	Preparation & Seeding (10' wide), complete in place	4600	LF	\$ 5.00	\$ 23,000
2	Mitigation plantings (replacement), complete in place	12000	SF	\$ 1.50	\$ 18,000
VI) Paving					
1	Concrete Path (10' wide), complete in place	3,200	LF	\$ 100.00	\$ 320,000
VII) Bridges and Boardwalks					
1	Bridge (10' wide), complete in place	40	LF	\$ 2,500.00	\$ 100,000
2	Boardwalk w/o Rails (6' wide), complete in place	1200	LF	\$ 720.00	\$ 864,000
VIII) Site Furniture					
1	Benches, complete in place	4	EA	\$ 1,500.00	\$ 6,000
2	Trash Receptacles, complete in place	3	EA	\$ 800.00	\$ 2,400
3	Bike Racks, complete in place	3	EA	\$ 1,500.00	\$ 4,500
IX) Signs					
1	Basic Tualatin Trail Signs, complete in place	5	EA	\$ 2,000.00	\$ 10,000
2	Plastic Bag Stations, complete in place	4	EA	\$ 1,000.00	\$ 4,000
3	Interpretives, complete in place	3	EA	\$ 7,500.00	\$ 22,500
Subtotal Construction Cost					\$ 1,759,300

Segment #12 - Atfalati Park to Sagert Steet (via I-205) Trail - Bid List

Saum Creek Greeway Trail - Atfalati Park to Sagert Steet (via I-205) w/ connection to Delaware Circle, Street and 69th Avenue Trail - Bid List		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
Subtotal Construction Cost					\$ 1,759,300
	Contractor Overhead and Profit 20%	0.2		\$ 351,860.00	\$ 2,111,160.00
	Contingency 20%	0.2		\$ 422,232.00	\$ 2,533,392.00
TOTAL CONSTRUCTION COST					\$ 2,533,392

Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 380,000.00	\$ 380,000.00
	Surveying	1	LS	\$ 10,000.00	\$ 10,000.00
	Testing	1	LS	\$ 5,000.00	\$ 5,000.00
	Permits	1	LS	\$ 10,000.00	\$ 10,000.00
	City Staff Time	1	LS	\$ 5,000.00	\$ 5,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 2,943,392
	Inflation (5%/year - 2 years)	1	LS	\$ 294,339	\$ 3,237,731.20
TOTAL PROJECT COST					\$ 3,237,731

Segment #15 - I-5 Bike Path

Tualatin River to Nyberg Street Bike Path and Nyberg Creek Trail to Sagert Street (along I-5) Path			QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements						
1	Mobilization	1	LS	\$ 125,000.00	\$ 125,000	
2	Tree Protection	1	LS	\$ 10,000.00	\$ 10,000	
3	Erosion Control	3000	LF	\$ 5.00	\$ 15,000	
II) Site Preparation						
1	Clearing and Grubbing (average 20' wide)	3100	SF	\$ 0.25	\$ 775	
2	Demolition Misc., complete in place	1	LS	\$ 2,500.00	\$ 2,500	
III) Earthwork						
1	Excavation and grading	1	LS	\$ 54,000.00	\$ 54,000	
2	Import Structural Fill with Geotextile (1' deep)	1650	CY	\$ 30.00	\$ 49,500	
IV) Subdrainage						
1	Subdrainage (6" dia PVC - average 50' OC), complete in place	840	LF	\$ 15.00	\$ 12,600	
V) Plantings						
1	Preparation & Seeding (10' wide), complete in place	2800	LF	\$ 5.00	\$ 14,000	
2	Mitigation plantings (replacement), complete in place	3000	SF	\$ 1.50	\$ 4,500	
VI) Paving						
1	Concrete Path (10' wide), complete in place	2,800	LF	\$ 100.00	\$ 280,000	
VII) Railing and Fencing						
1	42" High Black Chain Link Fence	2,800	LF	\$ 50.00	\$ 140,000	
VIII) Bridges and Boardwalks						
1	Bridge (10' wide), complete in place		LF	\$ 2,500.00	\$ -	
2	Boardwalk with Rails (10' wide), complete in place	250	LF	\$ 1,500.00	\$ 375,000	
3	Retaining Wall (4'high), complete in place	400	LF	\$ 720.00	\$ 288,000	
IX) Site Furniture						
1	Benches, complete in place	3	EA	\$ 1,500.00	\$ 4,500	
2	Trash Receptacles, complete in place	3	EA	\$ 800.00	\$ 2,400	
X) Signs						
1	Basic Tualatin Trail Signs, complete in place	3	EA	\$ 2,000.00	\$ 6,000	
2	Plastic Bag Stations, complete in place	3	EA	\$ 1,000.00	\$ 3,000	
3	Interpretives, complete in place	2	EA	\$ 7,500.00	\$ 15,000	
	Subtotal Construction Cost				\$ 1,401,775	

Subtotal Construction Cost				\$ 1,401,775	
Contractor Overhead and Profit 20%	0.2		\$ 280,355.00	\$ 1,682,130.00	
Contingency 20%	0.2		\$ 336,426.00	\$ 2,018,556.00	
TOTAL CONSTRUCTION COST				\$ 2,018,556	

Segment #15 - I-5 Bike Path

Tualatin River to Nyberg Street Bike Path and Nyberg Creek Trail
to Sagert Street (along I-5) Path

QTY.

UNIT

UNIT PRICE

ITEM AMOUNT

Project Soft Costs

Design Fees (+-15% of construction cost)	1	LS	\$ 300,000.00	\$ 300,000.00
Surveying	1	LS	\$ 10,000.00	\$ 10,000.00
Testing	1	LS	\$ 5,000.00	\$ 5,000.00
Permits	1	LS	\$ 10,000.00	\$ 10,000.00
City Staff Time	1	LS	\$ 10,000.00	\$ 10,000.00
				\$ -
SUBTOTAL PROJECT COST				\$ 2,353,556
Inflation (5%/year - 2 years)	1	LS	\$ 235,356	\$ 2,588,911.60
TOTAL PROJECT COST				\$ 2,588,912

Ibach Park Improvements - Bid List

Renovate playground surfacing and portions of parking lot		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 12,000.00	\$ 12,000
2	Erosion Control, complete in place	1	LS	\$ 1,000.00	\$ 1,000
II) Site Preparation/Demolition					
2	Demolition Play Surfacing	2000	SF	\$ 1.00	\$ 2,000
III) Earthwork					
1	Rough Grading, complete in place	1	LS	\$ 2,000.00	\$ 2,000
IV) Geotextile Material					
1	Geotextile Material, complete in place	2000	SF	\$ 0.25	\$ 500
V) Asphalt Paving					
1	Asphalt Paving Renovation, complete in place	1	LS	\$ 20,000.00	\$ 20,000
VI) Playground Surfaces					
1	Wood Fiber System, complete in place	2000	SF	\$ 7.50	\$ 15,000
2	Synthetic surface (include ag. Base), complete in place	2000	SF	\$ 25.00	\$ 50,000
VII) Landscape					
1	Fine grade/soil preparation, complete in place	1	LS	\$ 1,000.00	\$ 1,000
2	Seeding, complete in place	1	LS	\$ 500.00	\$ 500
SubTotal Consruction Cost					\$ 104,000

Ibach Park Improvements - Bid List					
Renovate playground surfacing and portions of parking lot		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
Subtotal Construction Cost					\$ 104,000
Contractor Overhead and Profit 20%	0.2			\$ 20,800.00	\$ 124,800.00
Contingency 20%	0.2			\$ 24,960.00	\$ 149,760.00
TOTAL CONSTRUCTION COST					\$ 149,760
Project Soft Costs					
Design Fees (+-15% of construction cost)	1	LS		\$ 25,000.00	\$ 25,000.00
Surveying	1	LS		\$ 1,000.00	\$ 1,000.00
Testing	1	LS		\$ 2,500.00	\$ 2,500.00
Permits	1	LS		\$2,500	\$ 2,500.00
City Staff Time	1	LS		\$ 5,000.00	\$ 5,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 185,760
Inflation (5%/year - 2 years)	1	LS		\$ 18,576	\$ 204,336.00
TOTAL PROJECT COST					\$ 204,336

Jurgens Park Improvements - Bid List

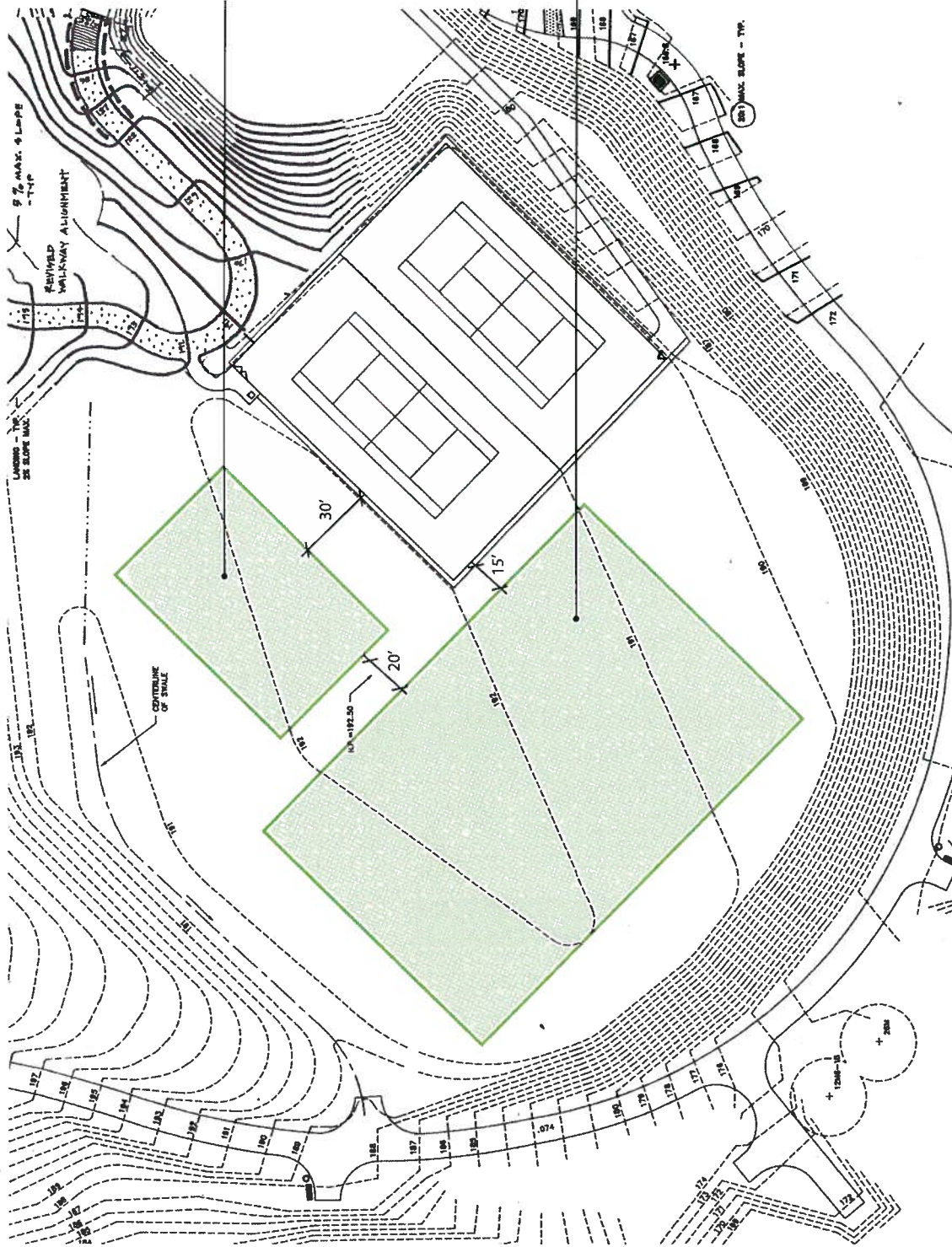
Renovate playground surfacing, community gardens planters, add irrigation pump system and a new picnic shelter at the north fields		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 30,000.00	\$ 30,000
2	Erosion Control, complete in place	1	LS	\$ 1,500.00	\$ 1,500
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 500.00	\$ 500
III) Site Preparation/Demolition					
1	Demolition Play Surfacing	1500	SF	\$ 1.00	\$ 1,500
IV) Earthwork					
1	Rough Grading, complete in place	1	LS	\$ 2,500.00	\$ 2,500
V) Asphalt Paving					
1	Asphalt Parking Renovation, complete in place	1	LS	\$ 10,000.00	\$ 10,000
VI) Geotextile Material					
1	Geotextile Material, complete in place	1500	SF	\$ 0.25	\$ 375
VII) General Utilities					
1	Subdrainage, complete in place	1	LS	\$ 2,500.00	\$ 2,500
VIII) Site Furnishings					
1	Planter renovation, complete in place	1	EA	\$5,000	\$ 5,000
IX) Playground Surfaces					
1	Wood Fiber System, complete in place	1500	SF	\$ 7.50	\$ 11,250
2	Synthetic surface (include ag. Base), complete in place	1500	SF	\$ 25.00	\$ 37,500
X) Irrigation					
1	Irrigation pump system, complete in place	1	LS	\$ 120,000.00	\$ 120,000
XI) Landscape					
1	Fine grade/soil preparation, complete in place	1	LS	\$ 5,000.00	\$ 5,000
2	Seeding, misc., complete in place	1	LS	\$ 1,000.00	\$ 1,000
XII) Structures					
1	New Picnic Shelter (24' x 30') complete in place	1	EA	\$ 110,000.00	\$ 110,000
Subtotal Construction Cost					\$ 338,625

Jurgens Park Improvements - Bid List					
Renovate playground surfacing, community gardens planters, add irrigation pump system and a new picnic shelter at the north fields	QTY.	UNIT	UNIT PRICE	ITEM AMOUNT	
Subtotal Construction Cost				\$	338,625
Contractor Overhead and Profit 20%	0.2		\$ 67,725.00	\$	406,350.00
Contingency 20%	0.2		\$ 81,270.00	\$	487,620.00
TOTAL CONSTRUCTION COST				\$	487,620
Project Soft Costs					
Design Fees (+-15% of construction cost)	1	LS	\$ 75,000.00	\$	75,000.00
Surveying	1	LS	\$ 1,000.00	\$	1,000.00
Testing	1	LS	\$ 2,500.00	\$	2,500.00
Permits	1	LS	\$5,000	\$	5,000.00
City Staff Time	1	LS	\$ 10,000.00	\$	10,000.00
				\$	-
SUBTOTAL PROJECT COST				\$	581,120
Inflation (5%/year - 2 years)	1	LS	\$ 58,112	\$	639,232.00
TOTAL PROJECT COST				\$	639,232

Stoneridge Park Improvements - Bid List

Install Phase 2 plantings and replace old swing		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
I) General Requirements					
1	Mobilization	1	LS	\$ 2,500.00	\$ 2,500
II) Clearing and Grubbing					
1	Clearing and Grubbing, complete in place	1	LS	\$ 1,000.00	\$ 1,000
III) Site Preparation/Demolition					
1	Demolition Play Equipment	1	LS	\$ 500.00	\$ 500
IV) Playground Equipment					
1	Swings (LSI), complete in place	1	EA	\$ 5,000.00	\$ 5,000
V) Landscape					
1	Fine grade/soil preparation, complete in place	1	LS	\$ 2,000.00	\$ 2,000
2	Plant Material, complete in place	1	LS	\$ 12,000.00	\$ 12,000
3	Seed Patching, complete in place	1	LS	\$ 500.00	\$ 500
4	Landscape Maintenance	1	LS	\$ 1,000.00	\$ 1,000
Subtotal Construction Cost					\$ 24,500

Subtotal Construction Cost					\$ -
	Contractor Overhead and Profit 20%	0.2		\$ 4,900.00	\$ 29,400.00
	Contingency 20%	0.2		\$ 5,880.00	\$ 35,280.00
TOTAL CONSTRUCTION COST					\$ 35,280
Project Soft Costs					
	Design Fees (+-15% of construction cost)	1	LS	\$ 6,000.00	\$ 6,000.00
	City Staff Time	1	LS	\$ 2,000.00	\$ 2,000.00
					\$ -
SUBTOTAL PROJECT COST					\$ 43,280
	Inflation (5%/year - 2 years)	1	LS	\$ 4,328	\$ 47,608.00
TOTAL PROJECT COST					\$ 47,608



SOCGER FIELD
FIELD TYPE: U7
60 ft x 90 ft
20 yds x 30 yds

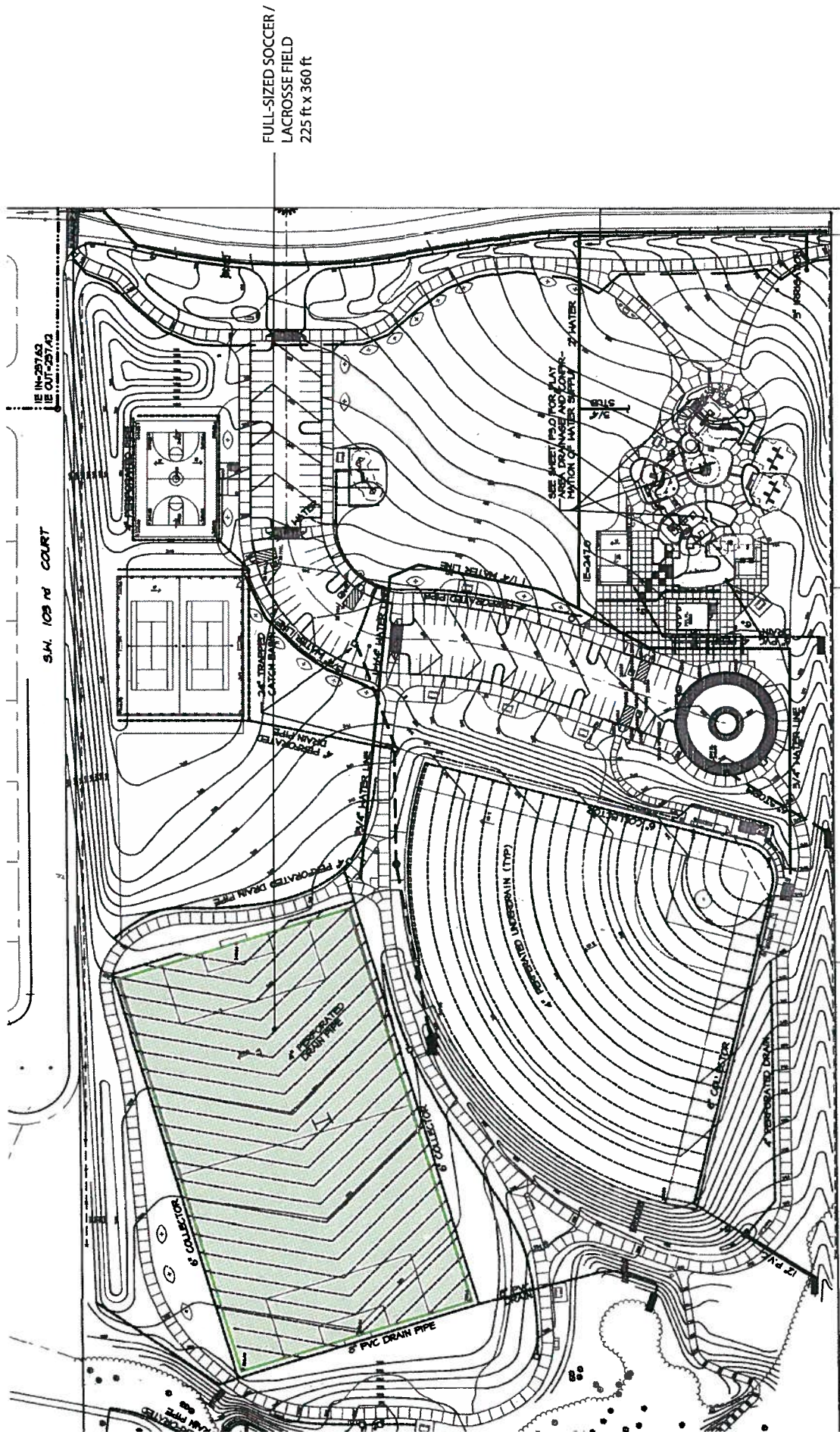
SOCGER FIELD
FIELD TYPE: U9
120 ft x 180 ft
40 yds x 60 yds

TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

ATFALATI PARK LOWER FIELD

MOORE JACOFANO GOLDSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.297.1005





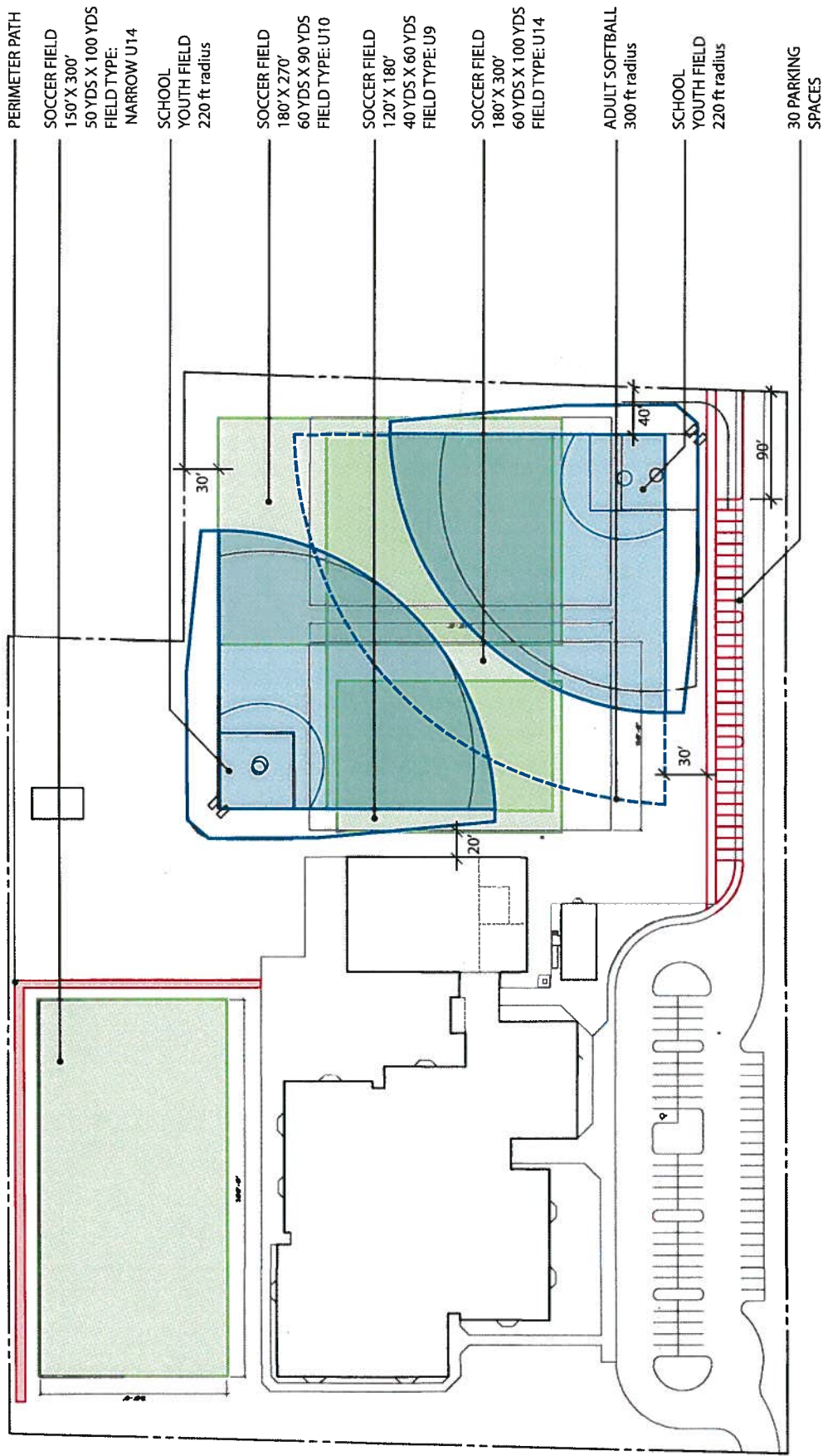
TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

IBACH PARK SOCCER FIELD

MOORE IACOFANO GOLTSMAN, INC.
 815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | 503.297.1005



0 ft 40 ft 80 ft
 DRAFT MARCH 27, 2008

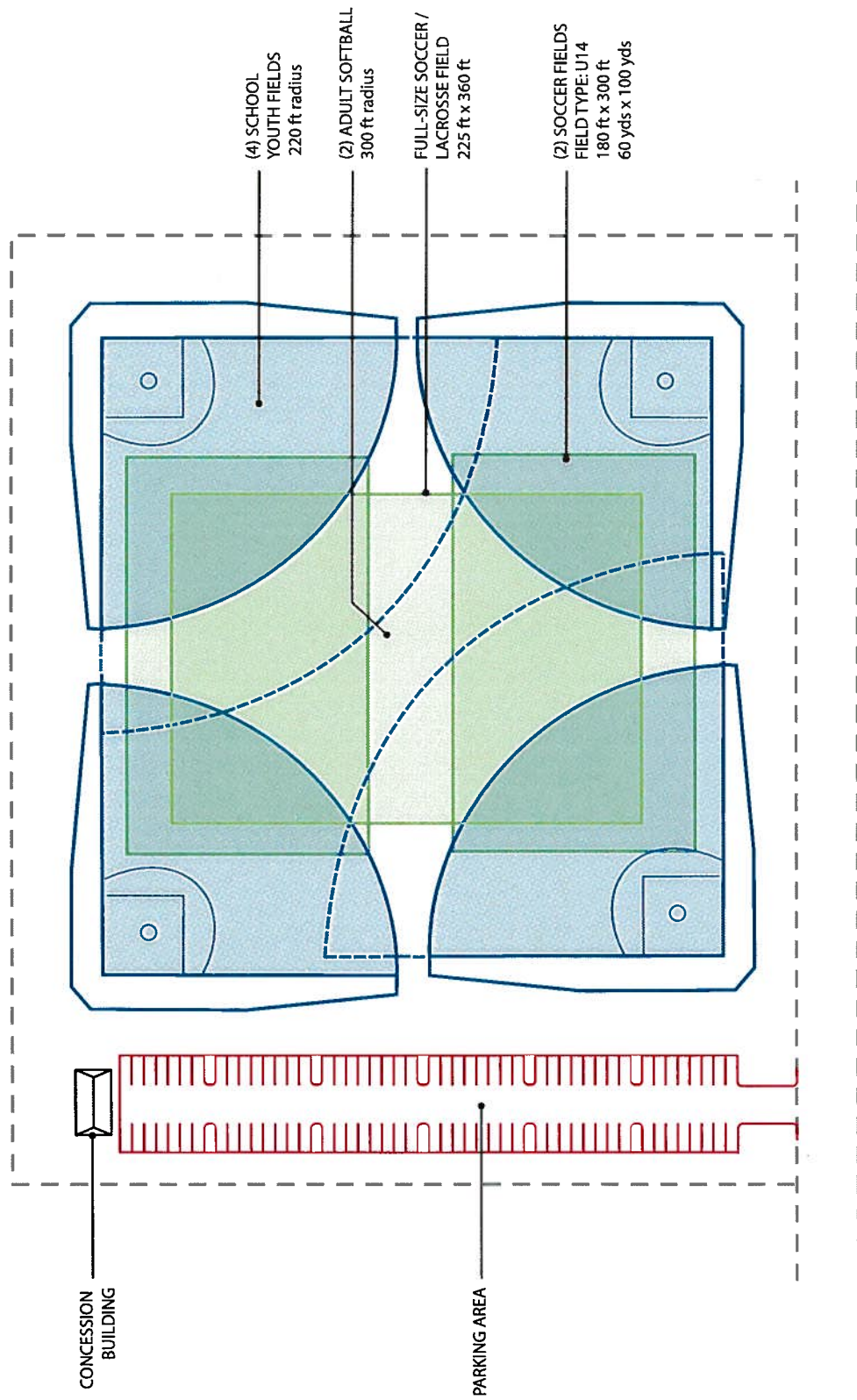


TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

BRIDGEPORT ELEMENTARY SCHOOL



0' 40' 80'
DRAFT MARCH 27, 2008



TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

NEW SPORTS FIELD SITE



DRAFT MARCH 27, 2008

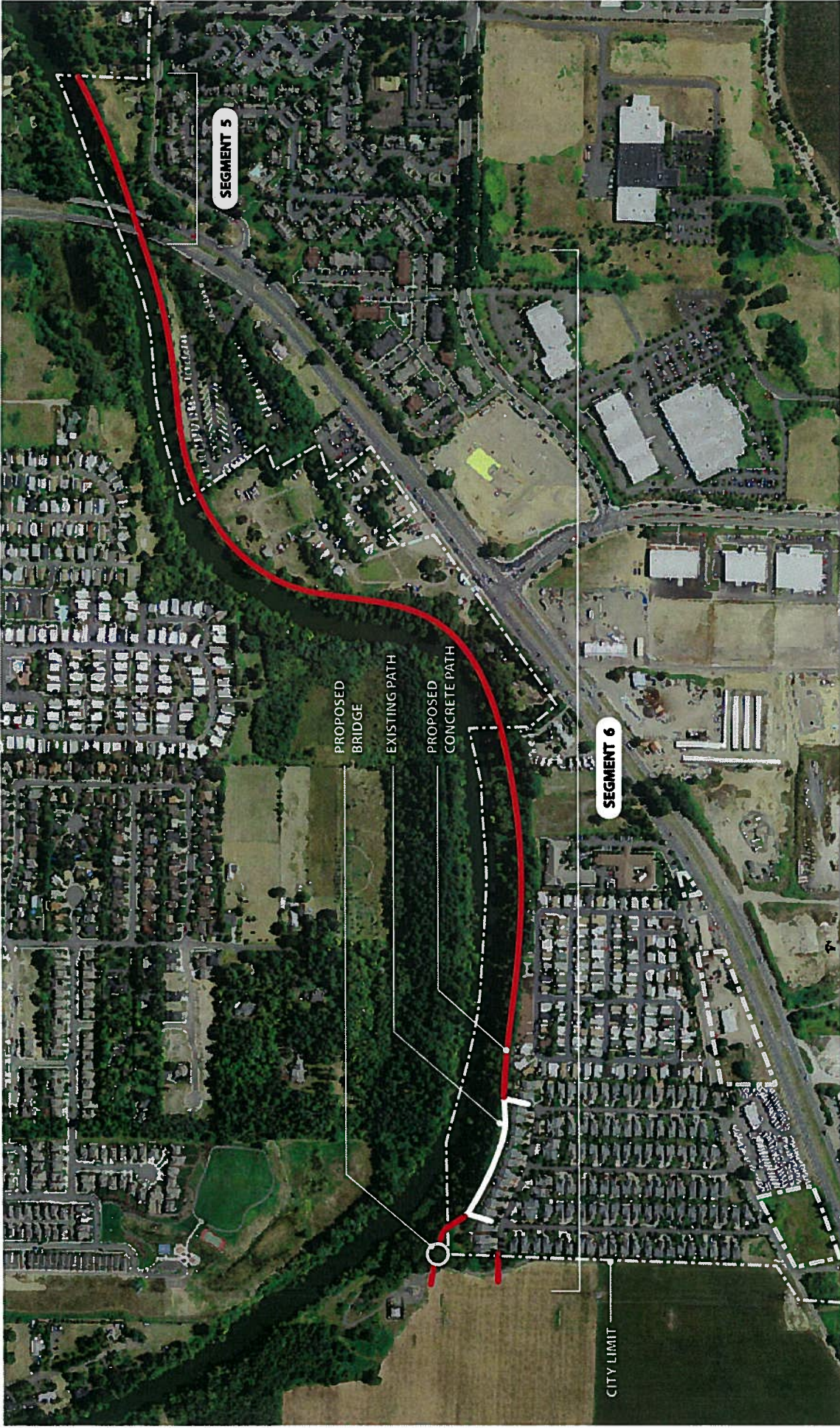


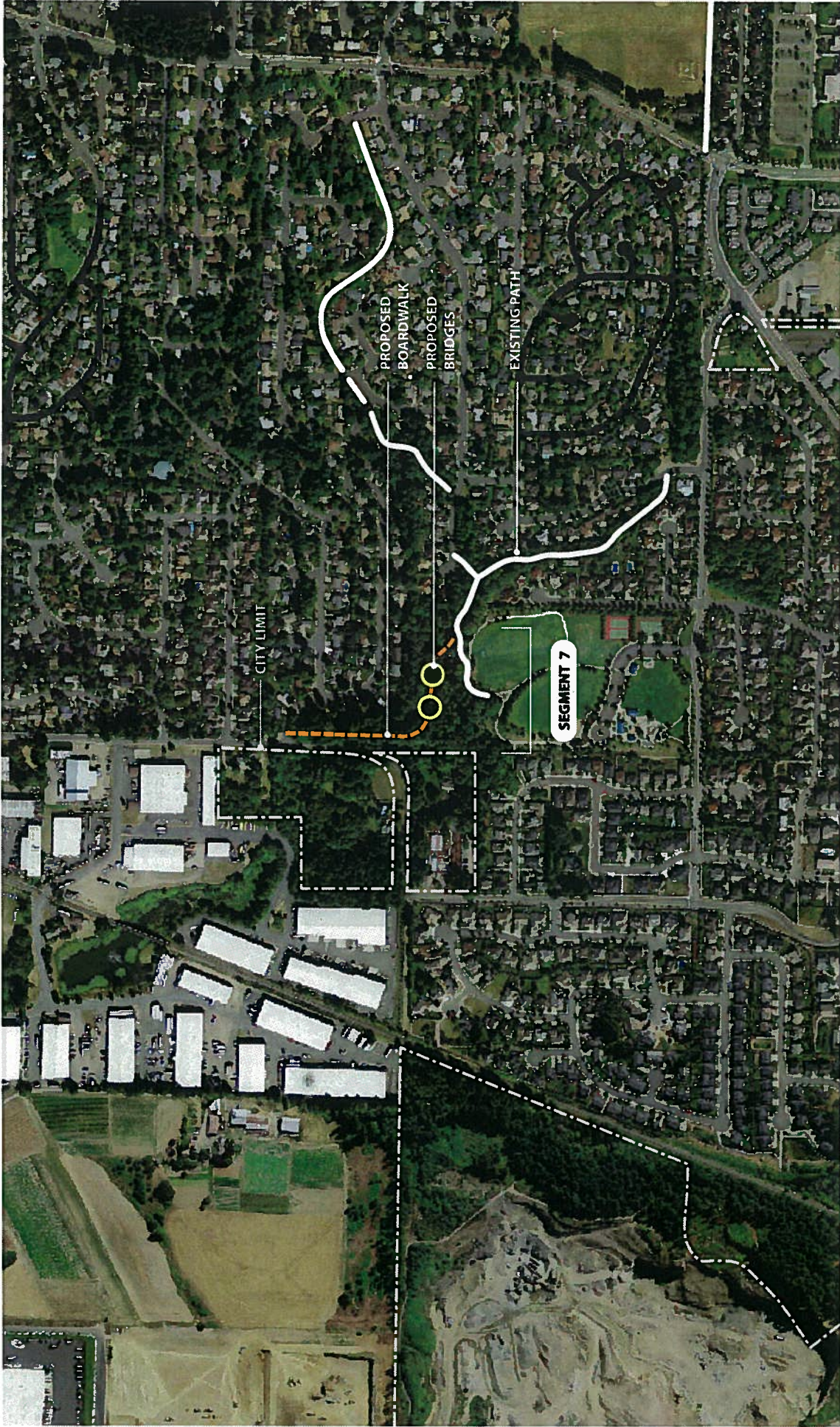
TUALATIN GREENWAY AT JURGENS PARK

TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

MOORE IACOFANO GOLTSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.297.1005

DRAFT APRIL 2, 2008

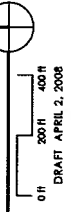


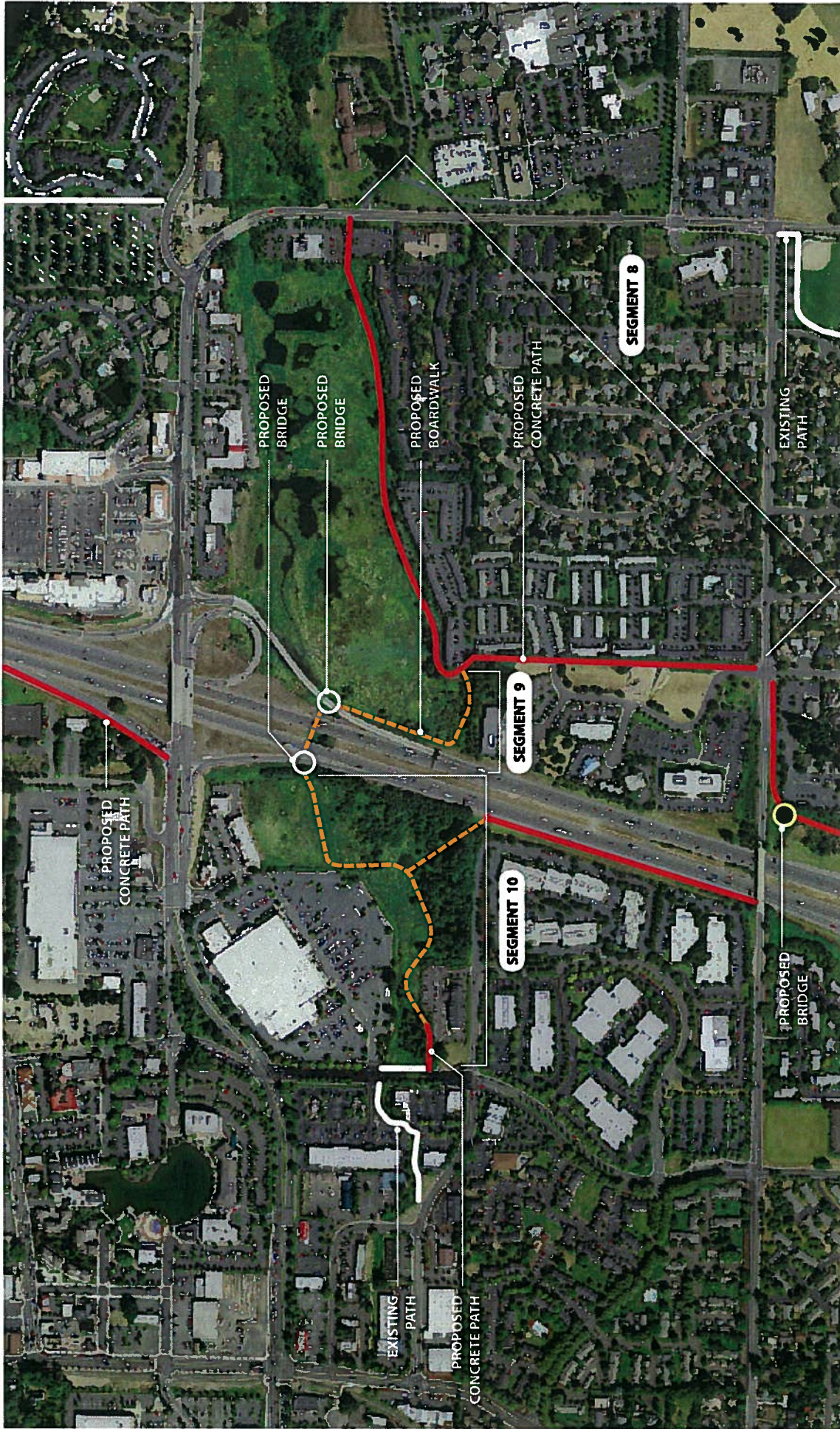


TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

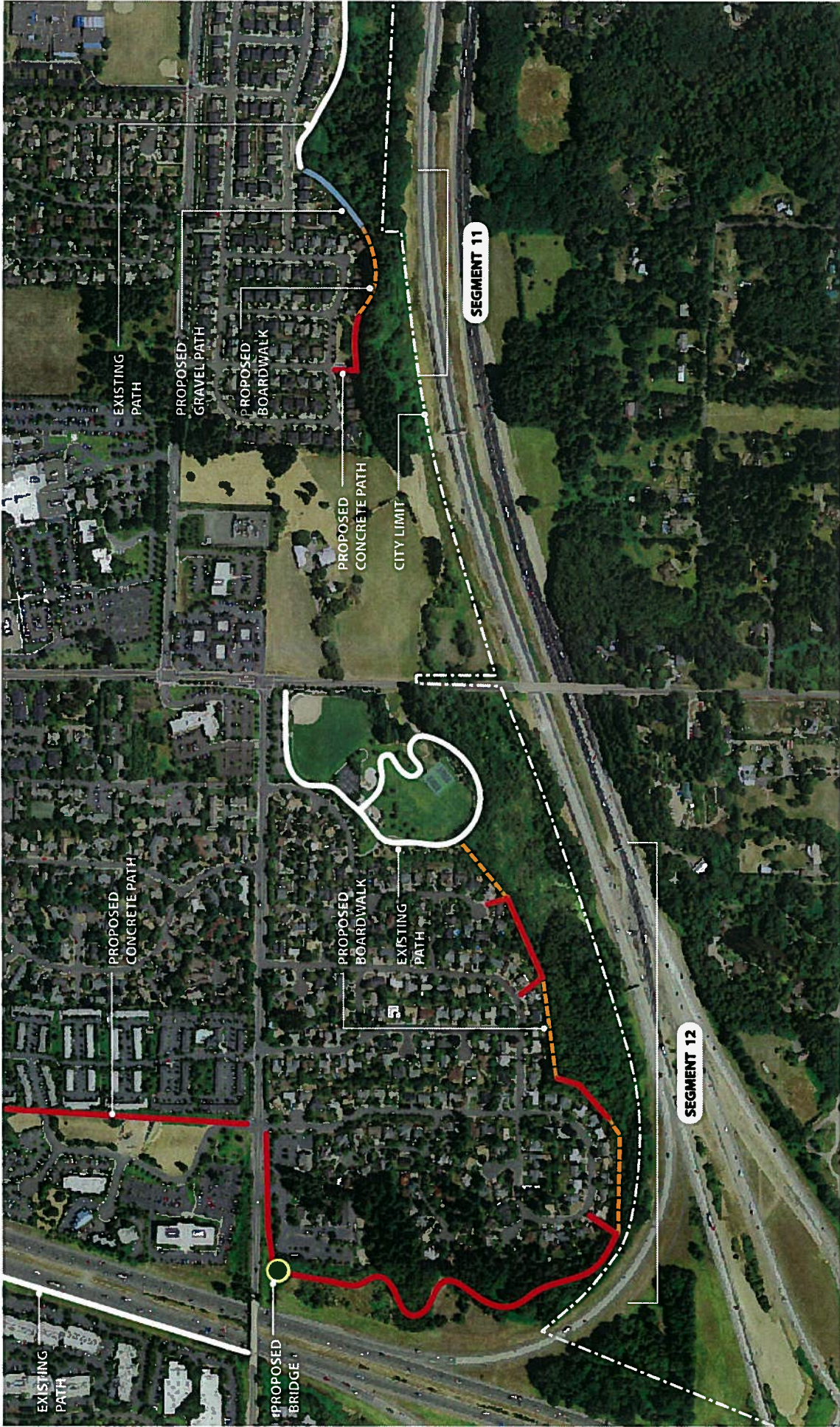
MOORE IACOFANO GOLDSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.297.1005

HEDGES CREEK





TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY



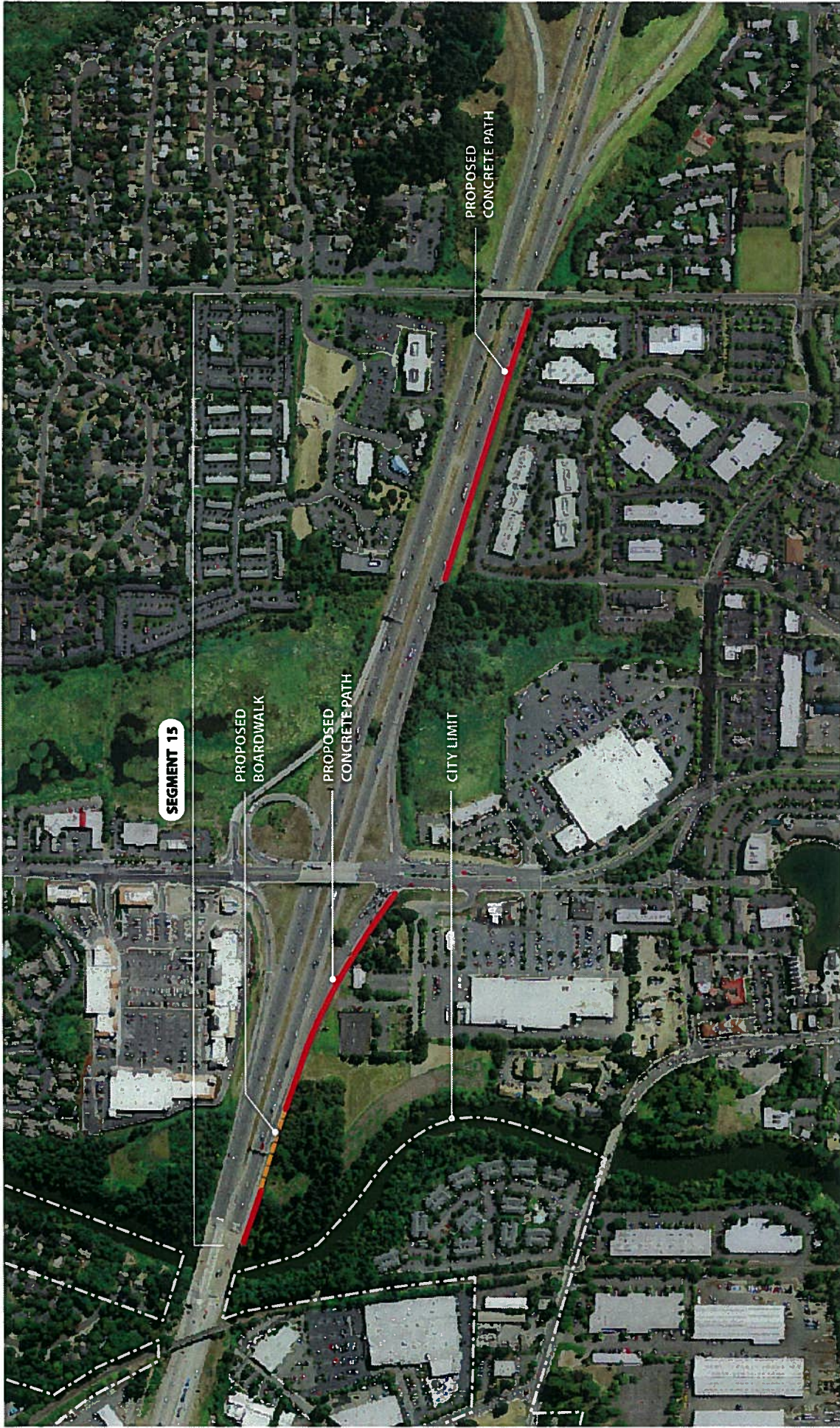
TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

SAUM CREEK GREENWAY TRAIL

MOORE IACOFANO GOLTSMAN, INC.
 815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | 503.297.1005



DRAFT APRIL 2, 2008



TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

15 BIKE PATH

MOORE IACOFANO GOLTSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.297.1005



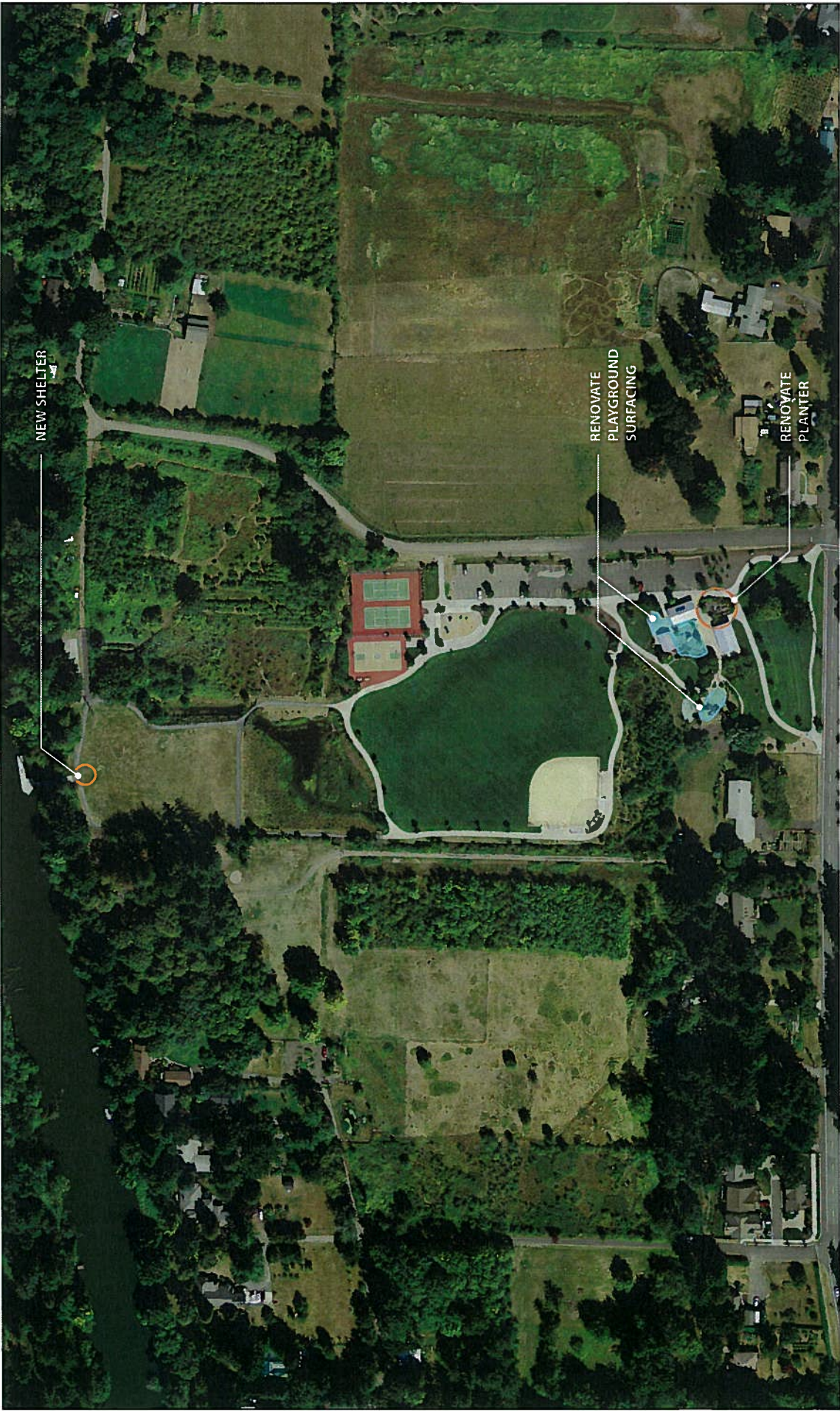


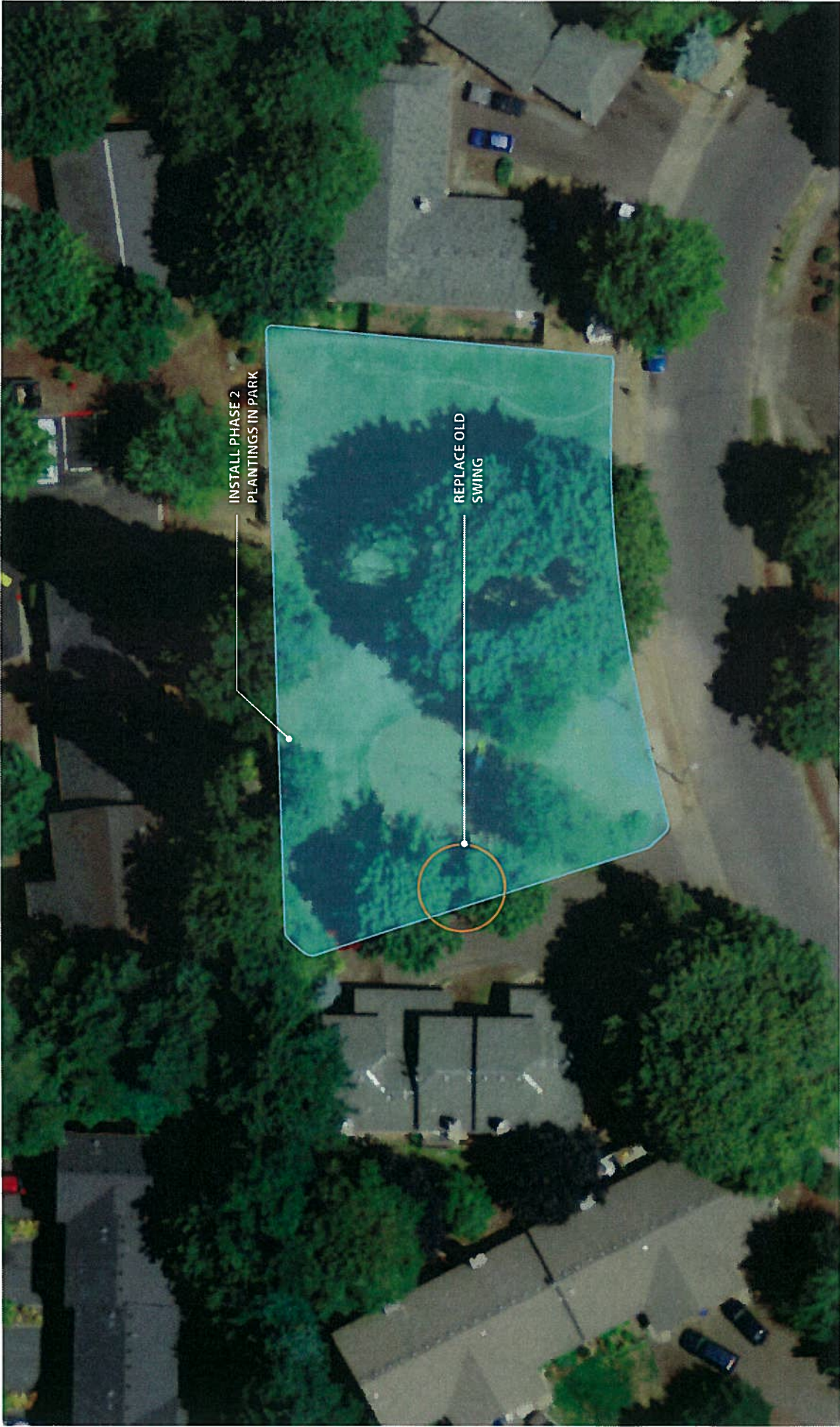
TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

IBACH PARK

MOORE IACOFANO GOLTSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | 503.297.1005

NOT TO SCALE
DRAFT MARCH 27, 2008





TUALATIN RECREATION BOND MEASURE FEASIBILITY STUDY

STONERIDGE PARK

MOORE IACOFANO GOLTSMAN, INC.
815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | 503.287.1005

NOT TO SCALE
DRAFT MARCH 27, 2008





10. Tualatin River Bridge feasibility study memo

As part of the feasibility study process, OBEC Engineers assessed the potential feasibility and cost of building a pedestrian/bicycle bridge over the Tualatin River at 108th Street. The assessment indicated that while the project is feasible, it would be very costly and challenging. Ultimately, the City decided not to pursue this project based on the results of the assessment. A memo summarizing the assessment is included in this appendix.



Date: 02/11/08

To: Matt Hastie, Cogan, Owens, Cogan

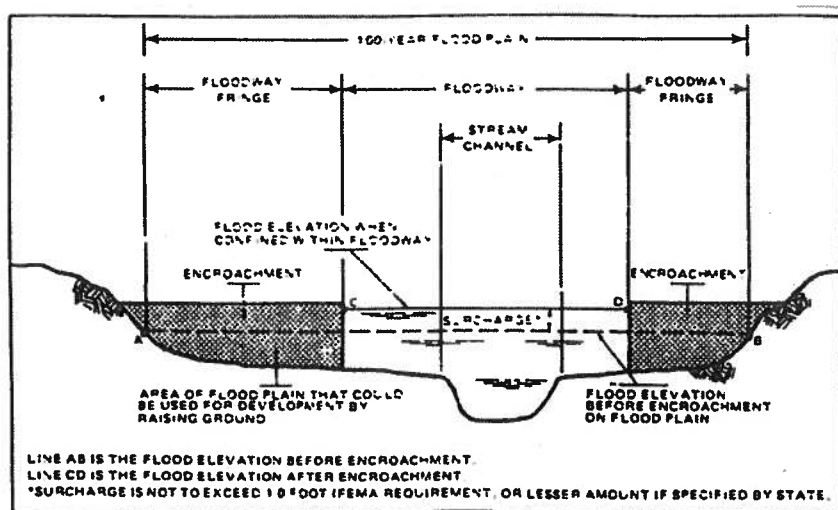
From: Gary Rayor, P.E., S.E., OBEC Principal Bridge Engineer; Terry Song, P.E., OBEC Project Manager

RE: Tualatin River Pedestrian Bridge Crossings
for the City of Tualatin

Preliminary Analysis Memo – Tualatin River Bridge Crossing at SW 108

OBEC Consulting Engineers has completed review of the available data for the proposed bridge. This includes visiting both ends of the proposed bridge, and obtaining and evaluating flood mapping (attached). The bridge would be located very close to FEMA hydraulic model section "C", which has a floodway width of 952 feet.

The floodway boundary is shown as cross-hatched in the diagram below. To provide background into what is and is not allowed within the 100-year floodplain and floodway, an explanation is needed as to definitions and purpose.



This illustration depicts the 100-year floodplain, which is divided into areas known as the floodway fringe and the floodway. The concept is that the floodway fringe could be completely filled in up to the boundary of the floodway, so that no more than a 1-foot increase in the 100-year water surface elevation occurs. The area within the floodway boundary has been reserved to pass the 100-year flood event. The Flood Insurance Study (FIS) conducted by FEMA for the Tualatin River has established the floodway boundary for this reach of the river.

If a project or development falls within or encroaches upon the floodway boundary a permit is required to show a "no-rise" designation. To achieve no-rise, the encroachment has to be small enough that the effective area of the river is not reduced, or an equal area has to be removed within the floodway up

and downstream of the encroachment to maintain the effective area of the river. The no-rise analysis is accomplished by a step-backwater analysis and conveyance compensation analysis. The step-backwater involves obtaining the original step-backwater model from the FEMA Library and entering the data into the Army Corps of Engineers computer software, HEC-RAS, to verify FIS water surface elevations. A detailed step-backwater analysis is beyond the scope of the preliminary analysis of the site.

We note that the water velocity is only 2.3 feet per second. It is possible that piers can be placed in the floodway; however, this would have to be proven with the HEC-RAS step-backwater analysis.

A conservative estimate at this time is that the bridge would have to be a minimum of 952 feet long.

There are several other difficulties that affect bridge construction at the site, including:

- No practical access to the north end of the bridge due to narrow 40-foot-wide right-of-way, tight proximity of houses, and extremely steep grades
- Difficult access to the south end due to narrow 40-foot-wide right-of-way, tight proximity of houses on each side of the right-of-way at the river bank, and access via a narrow light-duty road constrained by wetlands
- Need to provide shared access to houses and trail facility on the south side of the bridge crossing
- Need to develop ADA compliant path design on the steep grade on the north side of the bridge crossing

While these difficulties do not necessarily preclude construction of the bridge, they make it very difficult. For instance, almost all of the contractor's staging area will need to be located on their elevated construction work bridge, most likely requiring extra width (and cost). At this time, given the site difficulties, we would estimate that a pedestrian bridge at this site would cost \$350/square foot; i.e., (952 feet) (14 feet) (\$300/sf) equals approximately \$4.6 million for bridge construction. Additionally, 40 percent for preliminary engineering (PE), construction engineering (CE), and contingencies should be applied to construction costs, resulting in a project budget of approximately \$6.5 million. This is significantly higher than a bridge crossing at another site with narrower floodway and better access. If the City has other potential sites, we would be happy to evaluate them against the complexities of this site.

By:

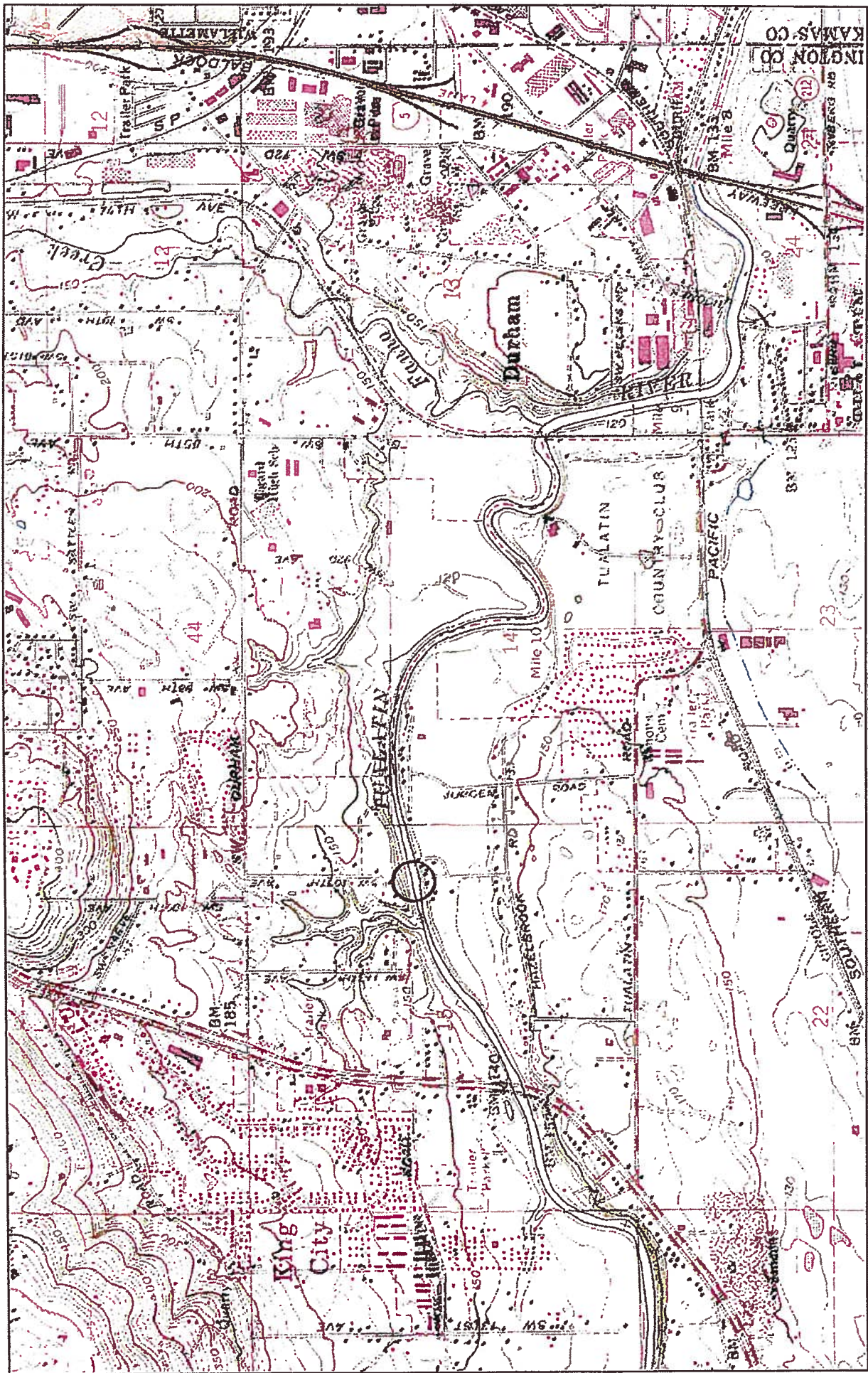
Gary E. Rayor, P.E., S.E.
Principal Engineer/Sr. Project Manager
OBEC Consulting Engineers
920 Country Club Road, Suite 100B
Eugene, Oregon 97401
Ph. 541-683-6090
Fax 541-683-6576
ger@obec.com

Attachments

of 33

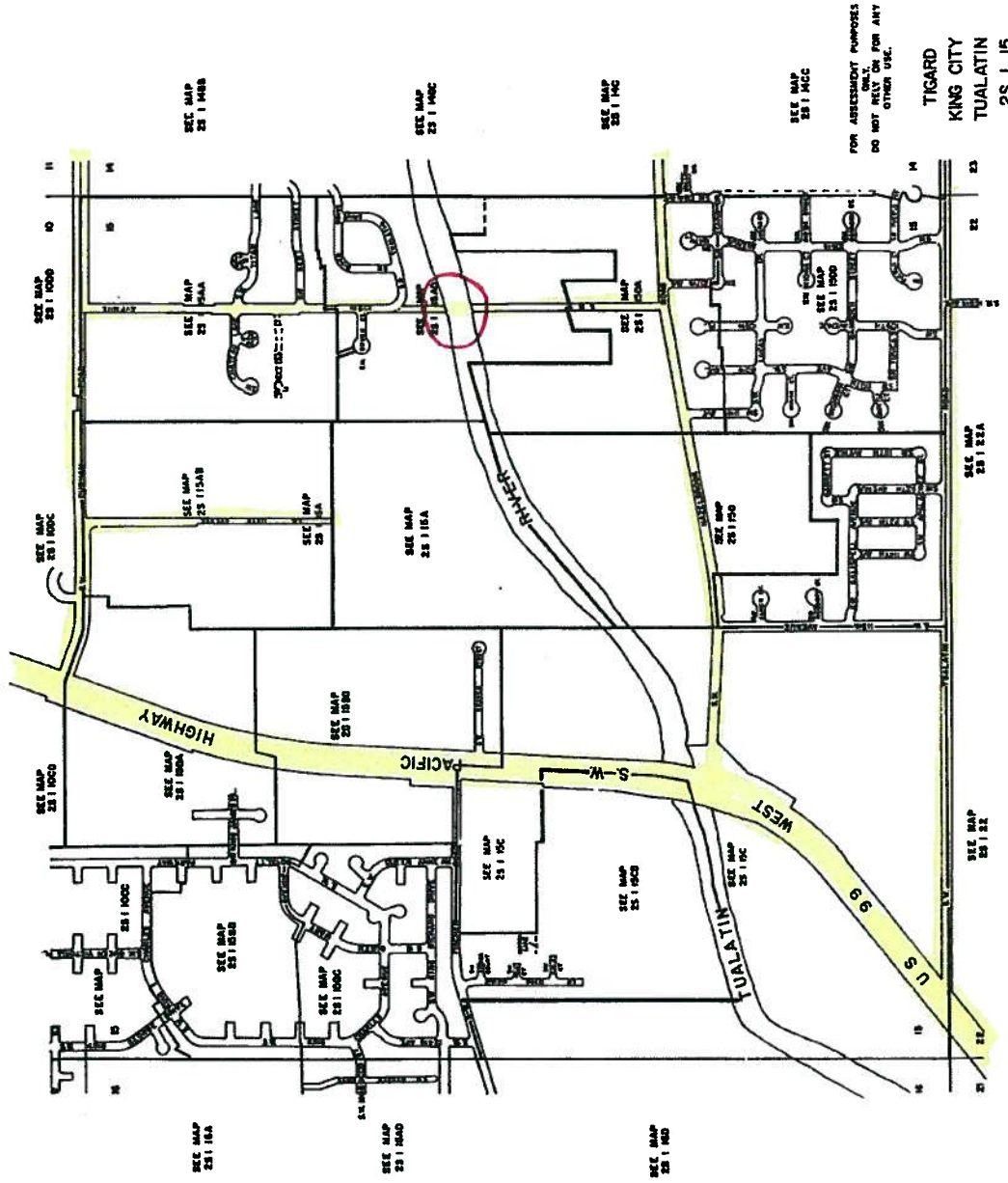
 Zoom! Win	 Fast
 Zoom! Hit	 Zoom! Out
 Zoom! 1:1	 Zoom! MAX

food way width 952



2S 1 15
INDEX

SECTION 15 T2S R1W WM.
WASHINGTON COUNTY OREGON
SCALE 1"=400'



TIGARD
KING CITY
TUALATIN
2S 1 15



11. Tualatin Youth Advisory Council Survey and Results

In January, 2007 the Tualatin Youth Advisory Council surveyed approximately 700 elementary, middle and high school students about their priorities for park and recreation facilities. Advisory Council members conducted “dot exercises” to ask students what types of activities were most important to them. A copy of the survey report, list of survey questions and methodology and detailed results are included in this appendix.

- a. Survey Report*
- b. Youth Preference Survey*
- c. Survey Results*



YOUTH ADVISORY COUNCIL (YAC) ACTIVITIES SURVEY

January 25, 2008

PURPOSE

The potential 2008 bond measure for construction of a new community center, the development of new trails and greenways and the enhancement of existing sports fields piqued the interest of the Tualatin Youth Advisory Council members. The Youth Advisory Council (YAC) wanted to be able to provide the youth perspective on these possible additions to the community. The YAC decided to conduct a survey of Tualatin youth to determine their preferences for recreational activities. We planned to use this information to assess youth interest in programs and activities occurring on fields or trails and in indoor facilities.

METHODOLOGY

Using the recreation activities list from the Facilities Visioning Survey done in 2005, we created a lengthy list of activities we felt would appeal to today's youth. The list of activities was enlarged to poster size and blank copies were made for each classroom to be surveyed.

Each student surveyed was given a strip of 6 dots (coded by grade and gender). We reviewed the list of activities with the students and answered any questions about the activities listed. The students were instructed to place their dots on the activities that most appeal to them. They were allowed to place more than one dot on activities they enjoyed more.

Surveys were conducted in schools during the week of January 14 – 18, 2008. The elementary school teachers gave the surveys to their classes and were given a set of instructions to keep the surveying method the same in each classroom. The elementary students surveyed were in 3rd, 4th and 5th grade classes at Tualatin Elementary and Byrom Elementary. Bridgeport Elementary was unable to participate due to testing at the time the surveys were conducted.

Surveys were also conducted Hazelbrook Middle School and Tualatin High School. YAC members conducted these surveys using the same set of instructions as those used in the elementary school classrooms. YAC members targeted classes from a variety of subject matters and students of all grade levels.

After the surveys were completed, the YAC members tabulated the results by counting the number of votes (dots) for each activity. These results were sorted by grade level and gender.

RESULTS

The YAC surveyed a total of 719 students - 343 elementary students, 158 middle school students and 218 high school students.

Using the information obtained in the survey, we see the following interesting trends:

65% of the votes were received for activities occurring in an indoor facility.

25% of the votes were received for activities occurring on sports fields.

9% of the votes were received for activities occurring on trails, natural areas or greenways.

These findings indicate strong support for recreational activities in an indoor community center. See the attached results for more information.

YAC ACTIVITIES SURVEY

January 25, 2008

Activity	Elem. Totals	Elem. %	Elem. Ranks	Middle Totals	Middle %	Middle Rankings	High Totals	High %	High Rankings	Grand Total	% Total	Total Rankings
Arts and Crafts	47	2%	7	12	1%	8	22	2%	5	81	2%	6
Basketball	127	6%	3	124	13%	2	78	6%	1	329	8%	2
BMX Biking	62	3%	6	10	1%	8	18	1%	6	90	2%	6
Bicycling for pleasure	12	1%	8	1	0%	9	18	1%	6	31	1%	7
Boating	11	1%	8	3	0%	9	29	2%	7	43	1%	7
Camping	39	2%	7	10	1%	8	25	2%	5	74	2%	6
Canoe/Kayak	20	1%	8	2	0%	9	12	1%	6	34	1%	7
Computers	20	1%	8	10	1%	8	8	1%	6	38	1%	7
Concerts	15	1%	8	11	1%	8	30	2%	5	56	1%	7
Cooking	70	3%	6	13	1%	8	22	2%	5	105	2%	6
Cultural Events	0	0%		1	0%	9	4	0%	7	5	0%	8
Dancing	28	1%	8	17	2%	7	23	2%	5	68	2%	6
Dances (attending)	5	0%	9	12	1%	8	36	3%	4	53	1%	7
Dodgeball	85	4%	5	16	2%	7	65	5%	2	166	4%	4
Drama/Plays	31	2%	7	8	1%	8	15	1%	6	54	1%	7
Exercising/Aerobics	5	0%	9	0	0%		15	1%	6	20	0%	8
Fairs/Festivals	29	1%	8	17	2%	7	18	1%	6	64	1%	7
Family Activities	12	1%	8	1	0%	9	4	0%	7	17	0%	8
Fishing	55	3%	6	5	1%	8	6	0%	7	66	2%	6
Football	93	5%	4	56	6%	3	26	2%	5	175	4%	4
Gardening	4	0%	9	0	0%		15	1%	6	19	0%	8
Golf	37	2%	7	1	0%	9	22	2%	5	60	1%	7
Gymnastics	40	2%	7	19	2%	7	10	1%	6	69	2%	6
Hiking/Backpacking	17	1%	8	2	0%	9	9	1%	6	28	1%	7
Horseback Riding	106	5%	4	28	3%	6	17	1%	6	151	4%	4
Kickball	15	1%	8	2	0%	9	17	1%	6	34	1%	7
Jogging/Running	20	1%	8	9	1%	8	39	3%	4	68	2%	6
Movies	19	1%	8	17	2%	7	42	3%	4	78	2%	6
Mountain Climbing	14	1%	8	6	1%	9	12	1%	6	32	1%	7
Museums	6	0%	9	0	0%		7	1%	6	13	0%	8
Music	13	1%	8	26	3%	6	37	3%	4	76	2%	6
Musical Instrument	4	0%	9	2	0%	9	21	2%	5	27	1%	7
Nature Walks	9	0%	9	0	0%		4	0%	7	13	0%	8
Paintball	263	13%	1	133	14%	1	81	6%	1	477	11%	1
Photography	27	1%	8	16	2%	7	44	3%	4	87	2%	6
Picnicking	1	0%	9	1	0%	9	9	1%	6	11	0%	8
Playground (visiting)	9	0%	9	22	2%	7	7	1%	6	38	1%	7
Rafting	18	1%	8	0	0%		24	2%	5	42	1%	7
Reading	18	1%	8	1	0%	9	8	1%	6	27	1%	7
Rock climbing	40	2%	7	37	4%	5	60	5%	2	137	3%	5
Roller skating	15	1%	8	9	1%	8	2	0%	7	26	1%	7
Skateboarding	31	2%	7	31	3%	6	6	0%	7	68	2%	6
Snorkeling/Scuba Diving	18	1%	8	3	0%	9	20	2%	5	41	1%	7
Soccer	155	8%	2	52	5%	4	46	4%	3	253	6%	3
Softball	14	1%	8	20	2%	7	15	1%	6	49	1%	7
Sports Events (attending)	13	1%	8	0	0%		9	1%	6	22	1%	7
Surfing/Skimboarding	11	1%	8	19	2%	7	34	3%	4	64	1%	7
Swimming (in)	102	5%	4	45	5%	4	16	1%	6	163	4%	4
Swimming (out)	32	2%	7	36	4%	5	47	4%	3	115	3%	5
Tennis	41	2%	7	17	2%	7	58	4%	3	116	3%	5
Ultimate Frisbee	7	0%	9	0	0%		11	1%	6	18	0%	8
Video/Computer Games	30	1%	8	22	2%	7	16	1%	6	68	2%	6
Volleyball (indoor)	40	2%	7	17	2%	7	14	1%	6	71	2%	6
Walking	3	0%	9	2	0%	9	4	0%	7	9	0%	8
Watching TV/ Videos	9	0%	9	1	0%	9	9	1%	6	19	0%	8
Weightlifting	50	2%	7	16	2%	7	24	2%	5	90	2%	6
Wildlife Watching	31	2%	7	0	0%		4	0%	7	35	1%	7
Woodworking	15	1%	8	5	1%	8	5	0%	7	25	1%	7
TOTAL	2063	100%		946	100%		1299	100%		4308	100%	

All Ages

Top Ranked Activities

Paintball	1
Basketball	2
Soccer	3
Football	4
Dodgeball	4
Horseback Riding	4
Swimming (indoors)	4
Rock Climbing	5
Tennis	5
Swimming (outdoors)	5



City of Tualatin
Youth Information Survey

Recreation Activity
Arts and Crafts
Basketball
Bicycling (BMX)
Bicycling for Pleasure
Boating
Camping
Canoe / Kayaking
Computers
Cultural Events
Dancing (ballet, tap, etc.)
Dances (attending)
Drama/Plays
Exercising / Aerobics
Fairs and Festivals
Family Activities
Fishing
Football
Gardening
Golf
Cooking
Dodgeball
Gymnastics
Hiking / Backpacking
Horseback Riding
Kickball
Jogging / Running
Movies (attending)
Mountain Climbing
Museums / Galleries (visiting)
Music (listening)
Musical Instrument (playing)
Nature Walks
Paintball
Photography
Picnicking
Playground (visit/play)
Rafting
Reading
Rock Climbing
Roller Skating / In-Line Skating
Skateboarding
Snorkeling/Scuba Diving
Soccer
Softball
Sports Events (attend)
Surfing/Skim boarding
Swimming (indoors)
Swimming (outdoors)
Tennis
Ultimate Frisbee/Frisbee Golf
Video/computer games
Volleyball (indoor)
Walking
Watching TV

Focus Group Questions
1. What types of activities and facilities are most needed by teenagers in Tualatin?
2. What would be the main reason for you using OR not using a recreation facility or sports field in Tualatin?

Schools/Students Planned for Surveying					
Tualatin Elementary	Bridgeport Elementary	Byrom Elementary	Hazelbrook Middle School	Twality Middle School	Tualatin High School
4 classes	4 classes	4 classes	6 classes	6 classes	12 classes
100 students	100 students	100 students	150 students	150 students	300 students

Youth Survey Timeline	
Date	Task
January 7 – 11	Contact schools to arrange for classroom visits
January 8	Get feedback on survey document and school plans
January 14 – 18	Administer surveys/focus groups in schools
January 21 – 23	Tabulate results of surveys and produce a findings report
January 28	Prepared to present findings to Council



STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *[Signature]*

FROM: Brenda Braden, City Attorney *[Signature]*

DATE: June 23, 2008

SUBJECT: AN ORDINANCE RELATING TO RENTAL HOUSING MAINTENANCE STANDARDS; ESTABLISHING A RENTAL UNIT MAINTENANCE FEE; ADDING A NEW CHAPTER, 6-13, TO THE TUALATIN MUNICIPAL CODE; AND PROVIDING AN EFFECTIVE DATE

ISSUE BEFORE COUNCIL

Council will consider whether to adopt the attached rental property maintenance ordinance.

RECOMMENDATION:

Staff recommends the City Council discuss the ordinance and provide direction to staff.

EXECUTIVE SUMMARY:

This ordinance is proposed to address Council's concerns over the emerging problem of overcrowding and inadequate property maintenance in some of Tualatin's approximately 6000 rental properties. The Council expressed interest in addressing the interior conditions of the properties as they impact the tenants' health and safety and exterior condition of the properties, considering the impacts on the tenants, the neighborhoods, and the community at large. The provisions are applicable to all residential rental properties within the City except for certain licensed institutions, enumerated short-term occupancies, and travel trailers and motor homes in approved parks

This ordinance provides the following maintenance standards:

- All rental units and buildings must be structurally sound, have adequate plumbing, heating, weatherproofing, lighting, ceiling heights, and electrical systems.

- No dwelling unit may be overcrowded, to protect the tenants' health and safety. The occupancy load is determined by taking the square footage of the dwelling as listed in the county assessor's office and dividing by 225 square feet per occupant.
- Exterior areas, including lawns, landscape areas and adjacent rights-of-way must be maintained, free from trash, rubbish, overgrown weeds and grasses.
- Exterior surfaces, including windows, doors and frames, cornices, porches, siding and trim, must be maintained in good condition.
- Fences, sidewalks, driveways and patios must be kept clean and maintained.
- Motor vehicles may not be parked on lawn or landscaped areas.
- Items, such as toys, bikes, building materials, firewood, car parts and other items normally stored in a garage or storage shed may not be stored outside for more than 7 days.

Any person may file a complaint for an exterior violation. However, only tenants and public officers and employees may file a complaint, for interior maintenance standards.

If a property owner fails to correct the problem when given a notice and order from the City, the City may cite the owner into Municipal Court where he or she may be fined up to \$500 per violation, with each day constituting a new violation.

Owners of rental property will be required to obtain City business licenses for residential property rental and pay a \$10 per rental unit fee to fund the program. If a single family or duplex rental property has 3 or more violations in a 12-month period, or a multifamily property with 3 or more units has 6 or more violations in a 12-month period, the owner will be ordered by the Court to come to appear before the City Council.

ALTERNATIVES TO RECOMMENDATION:

Council may add, amend or delete provisions, or not adopt the ordinance.

FINANCIAL IMPLICATIONS:

It is expected that the ordinance will be implemented initially within the currently budgeted funds. Once the rental fees are collected, it is expected that those fees will cover the costs of the program.

EFFECTIVE DATE:

The section establishing the fee would take effect January 1, 2009 to allow time for educating tenants and owners, with the remainder effective 30 days after adoption.

Attachments: A. Ordinance

ORDINANCE NO. _____

AN ORDINANCE RELATING TO RENTAL HOUSING MAINTENANCE STANDARDS; ESTABLISHING A RENTAL UNIT MAINTENANCE FEE; ADDING A NEW CHAPTER, 6-13, TO THE TUALATIN MUNICIPAL CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF TUALATIN, OREGON ORDAINS AS FOLLOWS:

Section 1. A new section, 6-13-005, is added to the Tualatin Municipal Code to read as follows:

Purpose. The purpose of this code is to provide minimum habitability criteria for rental residential properties to safeguard the health, safety and welfare of the owners, occupants and users of residential rental buildings; and to protect the health, safety and welfare of neighbors to these properties.

Section 2. A new section, 6-13-010 is added to the Tualatin Municipal Code to read as follows:

Oregon Residential Landlord and Tenant Act. This code is intended to supplement the habitability standards of the Oregon Residential Landlord and Tenant Act, ORS 90.100 et seq.

Section 3. A new section, 6-13-020, is added to the Tualatin Municipal Code to read as follows:

Applicability and Exceptions.

- (1) Except as provided in subsection (2) of this section, these standards apply to all buildings or portions of buildings that are legally used for human habitation, including manufactured dwelling units, and are covered by a rental agreement.
- (2) Unless created to avoid the application of this chapter, this chapter does not govern the following arrangements:
 - (a) Residence at a licensed institution, public or private, if incidental to detention or the provision of medical, geriatric, educational, counseling, religious or similar service;
 - (b) Occupancy of a dwelling unit for not more than 90 days by a purchaser prior to the scheduled closing of a real estate sale or by a seller following the closing of a sale, as permitted under the terms of an agreement for sale of a dwelling unit or the property of which it is a part;
 - (c) Occupancy by a member of a fraternal or social organization in the portion of a structure operated for the benefit of the organization;

- (d) Transient occupancy in a hotel or motel;
- (e) Occupancy by a squatter;
- (f) Vacation occupancy;
- (g) Occupancy by an employee of a landlord whose right to occupancy is conditional on employment on the premises;
- (h) Occupancy by an owner of a condominium unit or a hold of a proprietary lease in a cooperative.
- (i) Travel Trailers and or Motor homes in an approved Travel Trailer or Motor home park.

Section 4. A new section, 6-13-030 is added to the Tualatin Municipal Code to read as follows:

Definitions. As used in this chapter, the following definitions apply:

- (1) **“Agent”** means a person authorized by another to act on his or her behalf.
- (2) **“Building Code”** means the currently adopted edition of the State of Oregon Structural Specialty Code.
- (3) **“Dwelling unit”** means a single unit providing complete independent living facilities for one or more persons including provisions for living, sleeping, eating, cooking and sanitation. For purposes of this chapter, where portions of a residential building are occupied under separate rental agreements, but tenants share eating, cooking, and/or sanitation facilities, each portion under a separate rental agreement shall be considered a dwelling unit.
- (4) **“Habitable room”** means a room used for sleeping, living, cooking or dining purposes, but excludes closets, pantries, bath or toilet room, hallways, laundries, storage spaces, utility rooms and similar spaces.
- (5) **“Group SR Occupancies”** means special residences where personal care is administered and that are licensed by, or subject to licensure by, or under the authority of the Oregon Department of Human Resources or other State agency.
- (6) **“Mechanical Code”** means the currently adopted edition of the State of Oregon Mechanical Specialty Code.
- (7) **“Owner”** means the holder of legal or equitable title to real property.
- (8) **“Plumbing Code”** means the currently adopted edition of the State of Oregon Plumbing Specialty Code.
- (9) **“Public employee” or “public servant”** means a person who is an officer or employee of a municipality, county, state or federal agency, or school district or special district.
- (10) **“Rental Agreement”** means all agreements, written or oral, concerning the use and occupancy of a dwelling unit and premises.
- (11) **“Tenant”** someone who pays rent or is party to the rent payment to use residential property that is owned by someone else. Pay shall include all other forms of compensation.

- (12) **“Vehicle”** means any device in, upon or by which a person or property is or may be transported or drawn upon a public highway and includes vehicles that are propelled or powered by any means but does not included a manufactured structure.

Section 5. A new section, 6-13-040 is added to the Tualatin Municipal Code to read as follows:

Standards. All rental units and buildings subject to this chapter shall meet the following standards:

- (1) Structural integrity.
 - (a) Roofs, floors, walls, foundations and all other structural components shall be capable of resisting any reasonable stresses and loads to which these components may be subjected.
 - (b) Structural components shall be of materials allowed and/or approved by the Building Code.
- (2) Plumbing.
 - (a) Plumbing systems shall be installed and maintained in a safe and sanitary condition and shall be free of defects, leaks and obstructions.
 - (b) Plumbing components shall be of materials allowed or approved by the Plumbing Code.
- (3) Heating.
 - (a) There shall be a permanently installed heat source with the ability to provide a room temperature of 68 degrees Fahrenheit three feet above the floor, measured in the approximate center of the room, in all habitable rooms.
 - (b) All heating devices or appliances shall be of an approved type and maintained for proper working condition.
 - (c) Ventilation for fuel-burning heating appliances shall be as required by the Mechanical Code.
- (4) Weatherproofing.
 - (a) Roof, exterior walls, windows and doors shall be maintained to prevent water leakage into the living areas that may cause damage to the structure or its contents or may adversely affect the health and safety of an occupant.
 - (b) Repairs must be permanent, not temporary, and shall be through generally accepted construction methods.
- (5) Electrical.
 - (a) All buildings used for residential purposes shall be connected to an approved source of electric power and every habitable room shall contain at least one operable outlet and one operable light fixture or two operable outlets.
 - (b) Every public hallway and stairway shall be adequately lighted.
- (6) Ceiling Heights.

- (a) Habitable rooms shall have a clear ceiling height of 7'6" in existing buildings except as provided in (b) of this subsection.
 - (b) In basements, attics and half-stories, ceiling height may be not less than 6'8".
- (7) Smoke Detectors.
Smoke detectors shall be installed and maintained in working order in each sleeping room, in the immediate vicinity of a sleeping room or area designated for sleeping and on each floor.
- (8) Overcrowding.
No dwelling shall be overcrowded. For purposes of this section square footage will be based on the county assessor's office square footage for a particular tax lot. To determine a dwelling unit's occupancy load, the City will divide the square footage by 225 and round any fraction to the next higher number. For example, seven occupants would be allowed in a 1,500 square foot residence.
- (9) The exterior of the structure, including lawns and adjacent rights-of-way shall be maintained and be free of nuisances as follows:
 - (a) The property shall be free from any accumulation of rubbish or garbage or appliances. Approved containers for rubbish and garbage shall be provided by the owner. All residential rental owners will insure that tenants have trash service within 14 days of occupying the rental property. Rubbish, garbage, recycle and yard debris containers may be placed on the street for pick-up no sooner than 24 hours before pick-up and shall be removed within 24 hours after pick-up.
 - (b) No vehicle shall be kept on the residential property for more than 5 days in a state of major disassembly, disrepair, or in the process of being stripped or dismantled, unless it is stored within a permitted structure.
 - (c) All exterior surfaces, including but not limited to, window frames, doors, doorframes, cornices, porches, siding and trim shall be maintained in good condition. If rental property receives damage or graffiti the owner must insure that the repair matches the existing exterior color of the property within 21 days.
 - (d) Tarps or similar material shall not be used as a repair or replacement for a customary building component, such as a roof, siding or door, except for emergency repairs or temporary replacements during construction. However, no such use may exceed 90 days in any 12-month period and cannot violate the Building or Fire Codes.
 - (e) Lawn and landscape areas surrounding the structures shall be maintained, free from overgrown weeds, grasses and plants. Landscape areas include; front, side and back yards, landscape planters along the street frontage and reverse frontage. Weeds and grass are considered overgrown at 6 inches.

- (f) Items, such as toys, bikes, building materials, firewood, car parts, tools, boxes, or other items that would be normally be stored in a garage or storage shed, may not be stored outside of such a garage, shed or other enclosure for more than 7 days.
- (g) Motor vehicles, trailers, recreational vehicles parked on the property shall be parked in the driveway or in a *paved* area parallel to the driveway farthest from the residence. No additional portion of a landscaped area shall be paved that is in front of the single family or multifamily residence unless specifically allowed in another section of the Tualatin Development Code.
- (h) Sidewalks, driveways, patios, and other paved surfaces will be kept clean and properly maintained.
- (i) Fences will be maintained and in good condition. Damage to fences must be repaired within 14 days.
- (i) Graffiti standards are located in the Tualatin Municipal code section 06-10, which may be enforced under this section.
- (7) Enforcement. The City Manager or designee is authorized and directed to enforce this chapter.

Section 6. A new section, 6-13-050 is added to the Tualatin Municipal Code to read as follows:

Complaint process - Tenant

- (1) Before the City will investigate a complaint made by a tenant, the tenant shall submit his or her written complaint to the owner or agent at least 10 days before the complaint is submitted to the City to afford the owner or agent the opportunity to correct the problem. If the owner or agent does not respond or fails to correct the problem the tenant may submit the complaint to the City.
- (2) A complaint must be in writing and may be filed in person, by mail, by email, or fax. The complaint shall contain at least the following information:
 - (a) The name of the person filing the complaint. No complaints may be submitted anonymously;
 - (b) The name of the owner and/or the owner's resident agent;
 - (c) The address of the alleged violation;
 - (d) A complete description of the alleged violation;
 - (e) A copy of the written notice of the alleged violation that has been sent by the tenant to the landlord.
- (3) The person who files the complaint must be a party to the current rental agreement covering the property or an agent of this party.
- (4) The City shall process complaints using the following procedure:
 - (a) Confirm that the complainant has standing to file the complaint;
 - (b) Confirm that the allegation in the complaint, if proven to be true, would be a violation of this chapter;

- (c) Confirm that the owner or agent has had seven days, plus three days for mailing in accordance with ORS 90.150, since the tenant mailed the written notice to the owner, to respond to the complaint.
- (d) Once the requirements in subsections (a), (b) and (c) are confirmed, notify the owner that the complaint has been submitted to the City. For purposes of this ordinance, all notices and orders will be sent to the address on file at the county assessor's office unless otherwise directed by the owner.

Complaint process – Public Servant or Public Employee

- (1) If the City Manager or designee, other public servant or public employee observes apparent violations or has probable cause to believe that violations of TMC 6-13-040 exist on the property, the City Manager or designee may institute an investigation.
- (2) If the public employee files a complaint, the employee must have been conducting an activity for his or her normal course of work at the time the employee noticed the violation of TMC 6-13-040.

Complaint process – All others

- (1) All other persons may file complaints only for the exterior standards listed in TMC 6-13-040 (9) of these rental housing maintenance standards.
- (2) A complaint must be in writing and may be filed in person, by mail, by email, or fax. The complaint shall contain at least the following information:
 - (a) The name of the person filing the complaint. No complaints may be submitted anonymously;
 - (b) The address of the alleged violation;
 - (c) A complete description of the alleged violation;
- (3) The City shall process complaints using the following procedure:
 - (a) Confirm that the complaint alleges a violation of an exterior standard;
 - (b) Confirm that the allegation in the complaint, if proven to be true, would be a violation of this chapter.
 - (c) Once the requirements of (a) and (b) are confirmed, notify the owner that the complaint has been submitted to the City.

Section 7. A new section, 6-13-055 is added to the Tualatin Municipal Code to read as follows:

- (1) If the City Manager or designee observes apparent violations or has probable cause to believe that violations of this chapter exist on the property, the City Manager may institute an investigation as provided in (6) of this section.
- (2) Investigations.
 - (a) Upon confirmation that the requirements in TMC 6-13-050 have been met, staff will conduct an investigation to confirm the validity of the complaint.

- (b) If the City determines that the complaint is not valid, the City will close the case and notify all parties of the closure.
 - (c) If the City determines that the complaint is valid, City staff will issue a notice and order.
- (3) Inspection and Right of Entry When it may be necessary to inspect to enforce the provisions of this chapter, City staff may enter the building or premises at reasonable times to inspect or perform the duties imposed by this chapter as follows:
 - (a) If the building or premises are occupied, staff shall present credentials to the occupant and request entry.
 - (b) If the building or premises are unoccupied, staff shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry.
 - (c) If entry is refused, staff may follow the procedures to obtain an administrative warrant to inspect the premises.
- (4) Notices and Orders.
 - (a) For valid complaints, staff shall issue a notice and order to the owner. The notice and order shall include the following:
 - (i) The street address;
 - (ii) A statement that the City staff has found the premises to be in violation of this chapter as alleged in the complaint;
 - (iii) A description of the violation;
 - (iv) A statement advising the owner that if the required repairs are not completed within seven days, plus three days for mailing from the date of the notice and order, then staff will:
 - (A) Record the notice and order against the property;
 - (B) Coordinate the issuance of a citation to the owner to appear in Municipal Court;
 - (C) Initiate action to recover all City costs associated with processing the complaint, investigation and the resolution of the issue.
 - (v) A statement advising the owner that he or she may appeal the final municipal court decision to the circuit court;
 - (vi) The date by which repairs must be completed and a reinspection scheduled.
 - (b) The notice and order, and any amended or supplemental notice and order, shall be posted on the premises and shall be served on the owner by first class mail.
 - (c) A residential rental property that receives the same complaint within 12 months of a previous complaint that was noticed and ordered may receive a citation without going through subsection 4 of TMC 6-13-055. This does not apply if the ownership of the property has changed by 100%.
- (5) Failure to comply.

If the owner does not comply with the notice and order by the specified date, staff will:

- (a) Issue a citation to the owner to appear in Municipal Court;
 - (b) Record the notice and order against the property with all recording costs to the responsibility of the owner;
 - (c) Initiate an accounting for all costs associated with processing the complaint, investigation and the resolution of the issue, then proceed with City procedures to collect these costs from the owner.
- (6) Penalties.
- (a) A person who is found guilty by the court of violating a provision of this chapter shall be punished by a fine not to exceed \$500.00 per violation. Each day that a violation exists constitutes a separate violation.
 - (b) Upon conviction of a third offense in a 12-month period for a single family rental residence or a duplex, or conviction of a sixth offense in a 12-month period for a multifamily property, the court shall order the owner to appear at a City Council meeting.
- (7) Appeals.
- The Municipal Court decision may be appealed to the Circuit Court within 10 days of the final order of the Municipal Court.

Section 8. A new section, 6-13-060, is added to the Tualatin Municipal Code to read as follows:

Fees.

- (1) To offset the costs to the City associated with the enforcement of this code, an owner shall obtain a business license to operate residential rental property from the City and pay an annual fee of \$10.00 per dwelling unit covered by a rental agreement.
- (2) Although the following are subject to the standards, enforcement procedures, and other requirements established in this Chapter, the following unit types are exempt from the fee payment requirements of the section:
 - (a) Rentals with a recorded deed restriction that requires units to be rented affordably to households at or below 50% of the Area Median Income;
 - (b) Rentals under contract with a public agency that requires the rental to be inspected at least annually and verifies that the dwelling is rented to a low income household; and
 - (c) Rentals designated as senior or disabled housing by a public agency.
- (3) The owner is responsible for paying the annual fee upon written notice.
- (4) Failure to pay the fee as required will subject the owner to the following actions:

- (a) A penalty of \$100.00 will be assessed to the owner for each unpaid per unit fee if the annual fee is not paid by the date specified in the written request for payment.
- (b) The City will initiate appropriate action to collect the fees due and all costs associated with the collection process will be assessed to the owner.
- (c) Appropriate action may include placing a lien on the property.

Section 9. Sections 1 through 7 of this ordinance shall take effect 30 days after the ordinance is approved. Section 8 of this ordinance shall take effect January 1, 2009.

23rd
INTRODUCED AND ADOPTED this **24th** day of June 2008.

CITY OF TUALATIN

By _____
Mayor

ATTEST:

By _____
City Recorder

APPROVED AS TO LEGAL FORM


CITY ATTORNEY